

**Guide Price £475,000 Freehold**



**24 TORLAND ROAD, HARTLEY, PLYMOUTH, PL3 5TS**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Lawson are delighted to market this well appointed character 1930's semi-detached family home in Hartley. The property benefits from character accommodation over two floors comprising; PVCu double glazed front door leading to an entrance vestibule with a stained glass inner door to the main hallway; with oak flooring, carpeted stairs to the first floor landing and attractive panelled walls, door to the sitting room; with a large bay window to the front elevation, granite hearth with a feature wood burning stove and oak mantel piece, oak flooring, moulded ceiling, shelved recesses and opening to the dining room; with further oak flooring and built in storage cupboard, leaded glass door and drinks cabinet, opening to the conservatory; windows and a door to the rear elevation, wood flooring and a built in seating.

The kitchen which is fitted with a matching range of base and eyelevel storage cupboards with roll top worksurfaces, integral cooker, four burner hob, one and a half bowl stainless steel sink drainer unit, space for an American fridge/freezer, plumbing for a washing machine, tiled splashbacks, window to the rear elevation and a trap door to the cellar. The cellar has a wall mounted gas boiler and steps leading down with power and light. Bedroom four a double with window to the front elevation, shelving. Steps lead down to a bathroom; with w.c., pedestal wash hand basin, panel enclosed bath with a shower unit over.

Carpeted stairs lead to the first floor landing, stained glass window to the side elevation and a door to bedroom one; a very spacious double with built in wardrobe storage cupboards, window to the front elevation. Bedroom two a further large double with a window to the rear overlooking neighbouring woodland, gardens and Dartmoor in the distance. Bedroom three a double with a window to the front elevation. The family bathroom has recently be refitted to an incredibly high standard, double roll top bath with waterfall tap and shower head, large walk-in shower with a direct feed shower unit, drencher head, wash hand basin with storage beneath, tiled flooring, metro tiled walls, window to the rear elevation, large cupboard. A separate cloakroom with low level w.c., half height metro tiled walls, tiled flooring, window to the side, loft access.

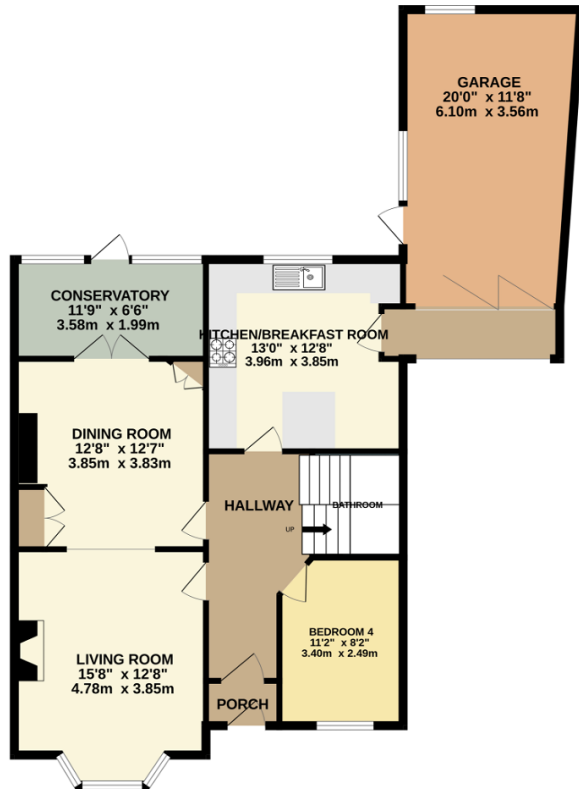
Externally, twin gates lead to a paved driveway providing parking for several vehicles leading to a large garage; with folding wooden doors, power and light, window to the side and rear and door to the rear garden. The front garden is lawned for ease of maintenance and wall enclosed. To the rear the garden has a decked terrace leading down to a level lawned garden which is fully fence and hedge enclosed.

## HARTLEY

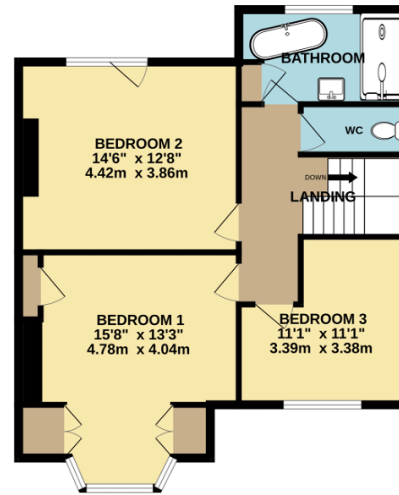
Hartley is built on higher ground offering views south towards the sea, east into the South Hams, north over Dartmoor and west to Cornwall. It is bisected by the Tavistock Road which also provides ready access to Mutley and the City Centre to the south and more immediate access to the A38 Plymouth Parkway, part of the Devon Expressway linking nearby Exeter to the motorway network. Hartley has a non-conformist church, a large branch of Morrisons and is home to Plymouth Croquet Club and the small independent Christian King's School. Compton C of E Primary School and Manadon Vale Primary Schools are within 1 mile of Hartley. The former Plymouth Workhouse on the junction of Tor Lane and Tavistock Road has been demolished and rebuilt as a gated retirement community, called Consort Village. There are some substantial Victorian villas mostly bordering the Tavistock Road, but much of the development particularly of the Venn Estate occurred, in the 1930's, just before the Second War.



GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band ' E ' for council tax purposes and the amount payable for the year 2024/2025 is £2,707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Vary energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

