

Offers Over £300,000

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3 MAITLAND DRIVE, HARTLEY, PLYMOUTH, PL3 5RU

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FULL DESCRIPTION

A spacious three bedroom semi detached property finished to a high specification and situated in this highly sought after residential location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours arranged over two level and comprises, entrance hall, lounge, modern fitted kitchen with breakfast bar and a host of integrated appliances on the ground floor. On the first floor, the landing leads to a modern shower room and three bedrooms, bedroom one has the benefit of built in wardrobes.

Externally, there is a driveway for three cars which leads to a garage and at the rear of the property, there is a good sized garden which leads to a detached garden room with a separate WC.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through PVCu double glazed door to:

ENTRANCE HALL

Stairs to first floor, under stair cupboard and door to:

KITCHEN / BREAKFAST ROOM

Iroko wood worksurfaces with cupboards and drawers under and matching wall units with under lighting, single drainer with one and a half bowl sink with mixer tap, breakfast bar with Iroko wood worktops incorporating a four ring induction hob with cupboard and drawers under, built in electric oven, dishwasher, tumble dryer, engineered oak flooring, cast iron wood burner built into recess, PVCu double glazed window to rear, PVCu double glazed French doors leading to rear garden and door to:

LOUNGE

PVCu double glazed bay window to the front, living flame effect gas fire with wooden mantle oven and engineered oak flooring.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM ONE

PVCu double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO

PVCu double glazed window to the front, radiator.

BEDROOM THREE

PVCu double glazed window to the front, radiator.

SHOWER ROOM

Tiled double shower cubicle with inset shower, low level WC, wash hand basin with cupboards under, built in storage cupboard housing the gas boiler which serves domestic hot water and central heating, PVCu double glazed window to the rear.



EXTERNAL

To the front, a driveway providing parking for approximately three cars leads to the garage. To the rear, decking area incorporating a pergola and seating area leads to a level lawned garden, enclosed by wall boundaries. From the garden, there is access to the garden room via bi - folding doors which has power and light connected and a cloakroom.

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.

FLOOR PLAN



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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (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 for 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
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

