



8, Hartley Avenue, Hartley, Plymouth, Devon, PL3 5HW



Guide Price £590,000



Lang Town and Country are pleased to offer this elegant semi-detached house, arranged as two substantial apartments, situated in one of Plymouth's premier locations. The property is close to all local amenities such as shops, good schools, parks and within easy access of Plymouth City.

The property has an abundance of original features including fireplaces and moulded ceilings and is set on a generous plot with a large South facing garden and views over Plymouth from the rear elevation.

The accommodation comprises a ground floor, an entrance porch, with a door to the lower apartment and a door leading to the elegant hallway with stairs to the first floor and doors leading to all principal rooms. The impressive living room has a wonderful fireplace and dual windows to the rear overlooking the beautiful garden and views toward Plymouth City Centre. There are communicating sliding doors leading to the impressive kitchen breakfast room which is fully fitted with a range of base units with granite worksurface with matching wall cupboards all with a gloss finish. The dining room has a feature fireplace and a window to the front, there is also a very useful utility room on this level.

On the first floor there are four bedrooms, with the master bedroom having an ensuite shower room. The three main bedrooms all have fantastic views over Plymouth. The dual aspect, modern family bathroom comprises a panelled bath, separate shower cubicle, wash hand basin, W.C and a heated towel rail.

There is access from the landing via a pull-down ladder to a useful loft room which is fully boarded with two skylights.

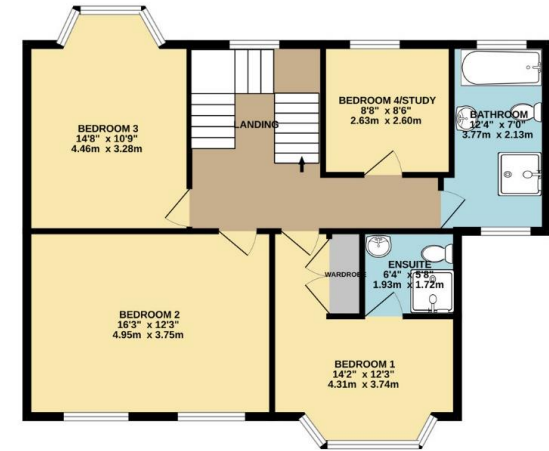
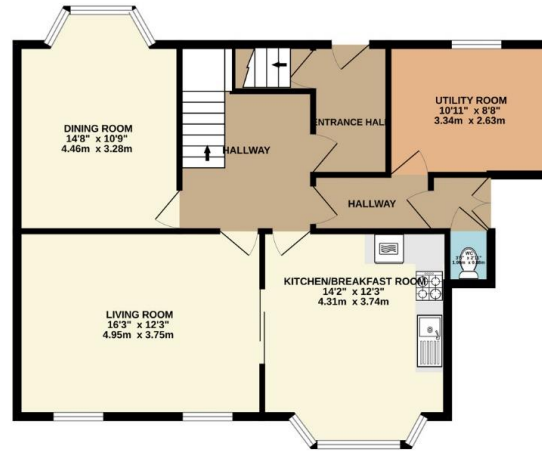
The garden apartment is self-contained and accessed via a door from the porch with stairs leading down to the open plan kitchen, which is fully fitted and has a window to the rear. There are two double bedrooms and light and airy living room with dual windows to the rear overlooking the rear garden. The bathroom comprises a panelled bath with a shower over, wash hand basin and W.C. There is rear access to the garden via a utility area.

Externally there is parking for two to three cars at the front. We would recommend an early viewing to appreciate this versatile property which would suite a multi-generational family or a spacious family home with an income.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 2361 sq.ft. (219.3 sq.m.) approx.

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Lang Town & Country
 6 Mannamead Road
 Mutley
 Plymouth
 PL4 7AA
 Tel: 01752 256000
 Email: property@langtownandcountry.com

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