



11 Hartley Park Gardens,
Hartley, Plymouth, PL3 5HU



11 Hartley Park Gardens, Guide Price £395,000

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"Hartley Park Gardens" is a highly sought-after and desirable cul-de-sac of mainly substantial 1930s semi-detached properties. The excellent range of local facilities include the nearby Compton School, Henders Corner shopping parade, Plymouth College, Parkland and regular public transport to the City Centre some 2-miles distant.

Built to a classic and well-proportioned design, the accommodation comprises of a delightful entrance hallway, a sitting room with bay window, dining room, breakfast room which leads to a kitchen and a cloakroom/wc.

On the first floor there are three bedrooms, a bathroom and a wc.

The property has some double glazing and central heating but is now in need of modernisation and improvement.

There is a long drive to the side of the property which leads to a garage and there are some other external storage cupboards.

The rear gardens are an extremely important feature of the property and adjoin and overlooking Hartley Park. The gardens are laid mainly to lawn and bordered by established plants, trees and bushes. There is an attractive front garden.

AGENTS NOTE This property has no onward chain and therefore immediate possession is available.

GROUND FLOOR
ENTRANCE HALL
SITTING ROOM 18' 2" x 14' 5" (5.54m x 4.39m)
DINING ROOM 13' 5" x 12' 7" (4.09m x 3.84m)
BREAKFAST ROOM 9' 9" x 8' 10" (2.97m x 2.69m)
KITCHEN 12' 0" x 11' 9" (3.66m x 3.58m)
CLOAKROOM/WC

FIRST FLOOR
BEDROOM 1 18' 2" x 14' 5" (5.54m x 4.39m)
BEDROOM 2 13' 5" x 12' 7" (4.09m x 3.84m)
BEDROOM 3 8' 5" x 7' 11" (2.57m x 2.41m)
SHOWER ROOM 9' 9" x 5' 5" (2.97m x 1.65m)
SEPARATE WC

GARAGE 17' 8" x 8' 4" (5.38m x 2.54m)

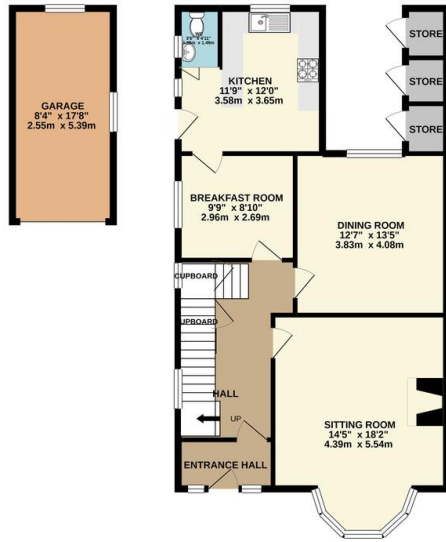
COUNCIL TAX Band E
LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL3 5HU



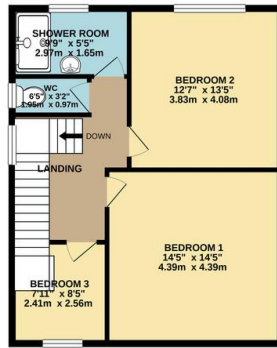
To view this property call Lang Town & Country Estate Agents on **01752 256000**



GROUND FLOOR



1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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