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Offers In Excess Of £425,000 FREEHOLD

A well cared for detached 3 bedroom family home, garage and driveway parking, front and rear gardens, conservatory, study, UPVC double glazing and gas central heating

TOR ROAD, HARTLEY, PLYMOUTH



PROPERTY DETAILS

Positioned in a sought after location within HARTLEY, is this well cared for 3 bedroomed DETACHED family home. The property offers really well proportioned accommodation comprising Lounge, kitchen, separate dining room, CONSERVATORY, study, 3 bedrooms, one of which is ensuite, and a further family bathroom. PARKING is plentiful with a large drive and GARAGE. Front and rear GARDENS compliment this beautiful property and would make the perfect forever home for a growing family, looking for a PRIME LOCATION, with access to great schools, local amenities, regular transport links, and with easy access to the A38, Derriford Hospital, Home Park Football ground, the Life centre and the Hoe.

**COUNCIL TAX BAND – D
EPC - D**

Opaque UPVC double glazed double doors into;

ENTRANCE PORCH

8' 10" x 3' 11" (2.7 m x 1.2m)

Ceramic tiled flooring, range of base high gloss storage cupboards, UPVC double glazed window to front elevation, UPVC double glazed door to;

ENTRANCE HALL

Staircase to 1st floor, understairs storage cupboard, radiator, glazed door to lounge.

CLOAKROOM

White suite comprising low level WC, wash hand basin, tiles surround, opaque UPVC double glazed window to front elevation, radiator.

LOUNGE

22' 3" x 10' 9" (6.8m x 3.3m)

Fireplace with inset electric fire, 2 radiators, UPVC picture window to front elevation, fitted sliding door to kitchen, UPVC double glazed door to;

CONSERVATORY

18' 0" x 11' 5" (5.5m x 3.5m)

Engineered wood flooring, radiator, UPVC double glazed sliding patio doors and UPVC window to rear elevation.

KITCHEN

9' 2" x 7' 6" (2.8m x 2.3m)

Fitted kitchen with a range of high gloss wood effect eye and floor level units, fitted white worktops, inset single sink bowl and drainer with mixer tap, integrated dishwasher, integrated fridge, oven with electric induction hob over, cupboard housing fitted boiler, UPVC double glazed window to rear elevation.

DINING ROOM

22' 11" x 7' 6" (7m x 2.3m)

3 radiators, fitted bar area with wood effect storage cupboards and worktop, wood effect flooring, UPVC double glazed window to rear elevation.

STAIRS TO 1ST FLOOR

LANDING

Access to roof space, panelled radiator, doors to all 1st floor rooms.

MASTER BEDROOM

10' 5" x 10' 5" (3.2m x 3.2m)

Radiator, fitted full length wardrobe and matching bedside cabinets, UPVC double glazed window to front elevation.

BEDROOM 2

18' 0" x 7' 10" (5.5m x 2.4m)

Radiator, UPVC double glazed window to front elevation.

SHOWER ROOM EN SUITE

Glazed double shower cubicle with fitted mixer shower, low level WC, wash hand basin, towel rail, tiled walls, opaque UPVC double glazed window to rear elevation.

BEDROOM 3

10' 9" x 8' 10" (3.3m x 2.7m)

Fitted triple wardrobes, radiator, UPVC double glazed window to rear elevation.

STUDY

8' 2" x 4' 3" (2.5m x 1.3m)

UPVC double glazed window to front elevation.

BATHROOM

9' 2" x 7' 10" (2.8m x 2.4m)

Modern white suite comprising bath with mixer tap and shower attachment, quadrant glazed shower enclosure with mixer shower, wash hand basin, low level WC, bidet, extractor fan, heated towel rail, tiled walls, 2 x opaque UPVC double glazed windows to rear elevation.

OUTSIDE

The front of the property comprises of a large tarmac drive with parking for several cars, well stocked flower beds. The rear garden is quite private with surrounding stone walls and has been landscaped to include a paved patio, with well stocked flower beds and steps leading to raised area with a feature wooden gazebo and a timber garden shed.

GARAGE

Single garage with up and over electric powered door, lighting and power connected.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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