



18 Kneele Gardens

Hartley Vale, Plymouth, PL3 5RW

£280,000



A semi-detached house believed to have been built circa.1950. Standing on a generous size corner plot with private drive offering parking for four plus vehicles and giving access to the garage set to the rear. The property is in need of modernisation and as such offers good potential. Having the benefit of uPVC double glazing and gas warm air central heating. A good size front garden, side area with excellent parking and low maintenance enclosed southerly facing rear garden. No onward chain.



KNEELE GARDENS, HARTLEY VALE, PL3 5RW

LOCATION

Found in this popular established residential area of Hartley vale with a variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

PVC part double glazed door into:

GROUND FLOOR

ENTRANCE PORCH 5'9 x 2'7 (1.75m x 0.79m)

Part glazed internal door into:

HALL 13'1 long (3.99m long)

Window to the side. Staircase with carpeted treads rises and turns to the first floor. Under stairs cupboard houses the mains gas meter, mains electric meter and consumer unit.

LOUNGE 13'2 x 12'8 max (4.01m x 3.86m max)

Window to the front with long views across the green and beyond. Chimney breast with built in low level cupboards to either side and fitted Polaroid TV together with Samsung box under set on the chimney breast. Twin arches into:

DINING ROOM 12'1 x 11'4 max (3.68m x 3.45m max)

Chimney breast with built in cupboards to either side. Low level cupboards. Serving hatch to the kitchen. Double patio style doors to the conservatory.

KITCHEN 15'2 x 7'2 (4.62m x 2.18m)

Windows to the side and rear. Fitted with a range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splash backs. Inset one and a half bowl stainless steel sink. Wall mounted Ideal WLSX boiler servicing the central heating and domestic hot water. Doors off to the conservatory and into;

WC

WC and wall hung wash hand basin.

CONSERVATORY 104 x 9'9 max (31.70m x 2.97m max)

'L' shaped. Double glazed windows and twin patio doors overlook and open to the rear garden.

COVERED SIDE PORCH 12'6 x 8'6 max (3.81m x 2.59m max)

Irregular shaped. PVC part double glazed door to the front drive and to the rear garden. Door into:

GARAGE 16'1 x 7'11 (4.90m x 2.41m)

Metal up and over door with remote control activation to the front. Two windows to the rear.

FIRST FLOOR

LANDING

Window to the side. Access hatch to the loft.

BEDROOM ONE 13' x 11'4 max (3.96m x 3.45m max)

Window to the front with far reaching views. Vented chimney breast.

BEDROOM TWO 12'2 x 9'4 floor area (3.71m x 2.84m floor area)

Run of built in 2' deep wardrobe/cupboard storage with five mirror fronted sliding doors. Window to the rear.

BEDROOM THREE 9'1 x 7'4 (2.77m x 2.24m)

Window to the front with long views.

WC

Obscure glazed window to the side. White close coupled WC and wall hung wash hand basin.

SHOWER ROOM

Obscure glazed window to the side. Pedestal wash hand basin and shower with electrically heated shower. Door to:

STORE ROOM 7'4 x 4'5 (2.24m x 1.35m)

Light point and housing the factory insulated hot water tank.

EXTERNALLY

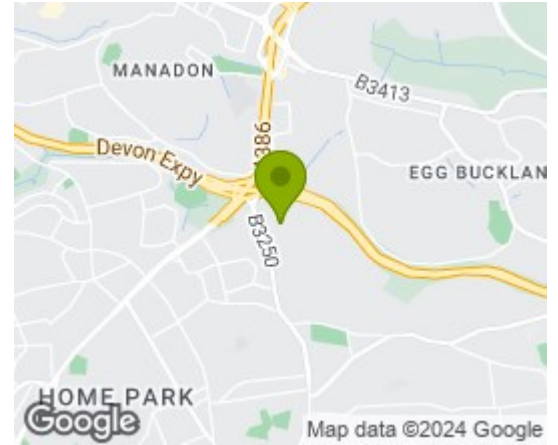
A gate opens into a brick paved path leading up to the front door. The property enjoys a good size front garden with well stocked flower and shrub borders. Set overlooking the green and Linketty Lane West. Double decorative wrought iron gates open into a herringbone pattern brick paved drive and parking area providing off street parking for four plus vehicles and giving access to the garage. To the rear, a low maintenance enclosed walled and fenced courtyard garden enjoying a southerly aspect. Decked seating terrace. Raised flower borders.

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.

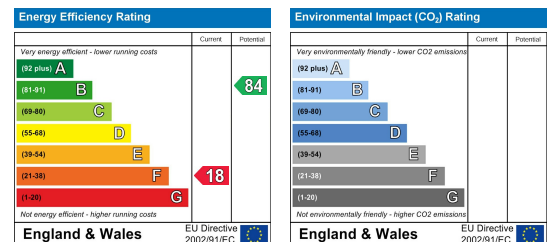
Area Map



Floor Plans



Energy Efficiency Graph



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