



## Hill House, 23 Tavistock Road

Crownhill, Plymouth, PL5 3DG

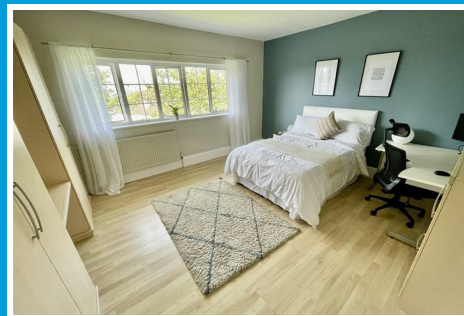
£700,000



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## HILL HOUSE, TAVISTOCK ROAD, PLYMOUTH PL5 3DG

### THE PROPERTY

An impressive and substantial 1930's built detached house standing on a generous size plot. The original house built in this location at the top of the hill and best plot and position with far reaching views from the rear looking towards Cornwall and the West. Over 20 years the property has been upgraded, refurbished and maintained it to a high standard and now provides a characterful, well presented and comfortably appointed home.

The ground floor with an entrance porch giving access to a large reception hall in the centre of the house with useful under stairs cupboard and door opening to the rear garden. A large lounge with windows to either side of the fireplace and picture window overlooking the rear garden. A spacious dining room with fire place with picture window overlooking the back garden and benefits from long views. A spacious fitted kitchen/breakfast room with central island, finished in walnut and granite work surfaces to the perimeter and a range of integrated appliances. A useful utility room, spacious and housing the Ideal boiler which was installed about 5/6 years ago. A useful cloakroom/WC and an office/study/bedroom five to the front.

At first floor level, a central landing with long views, large airing cupboard and ladder access to the insulated loft which is part boarded and with light point. Four generous size double bedrooms, the guest bedroom with en suite shower room/WC and a spacious and well appointed family bathroom.

The property stands on a generous size plot with private drive providing off street parking for various vehicles, potential turning space and giving access to the generous size garage with stores to the side. Mature garden to the front Areas on both sides of the property, affording potential space perhaps to create additional parking, extend, build further garaging subject to approval. A large back garden, south westerly facing with afternoon and evening sunshine, enjoying a good degree of privacy with well established perimeter hedges that are owned by the property. A main lawned garden and a second lawned garden which has been used as a play area and in the past would have been a kitchen garden. Steps to a useful cellar.

### LOCATION

Set in this area of Crownhill on the west side of Tavistock Road a convenient position for access into the city and close by connection to major routes and other directions.

### ACCOMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

5'7 x 3'6 (1.70m x 1.07m)

##### RECEPTION HALL

25' x 9'1 min (7.62m x 2.77m min)

##### SITTING ROOM

21 x 15' (6.40m x 4.57m)

##### DINING ROOM

15' x 13'7 (4.57m x 4.14m )

### STUDY/BEDROOM FIVE

11'1 x 7'7 (3.38m x 2.31m)

### KITCHEN/BREAKFAST ROOM

15' x 15' (4.57m x 4.57m)

### UTILITY ROOM

5 x 8'3 (1.52m x 2.51m )

### GARAGE

18'1 x 10 (5.51m x 3.05m)

Plus two stores which are both 3ft wide.

### FIRST FLOOR

#### LANDING

19' x 9' min (5.79m x 2.74m min)

#### BEDROOM ONE

15'1 x 15 (4.60m x 4.57m)

#### BEDROOM TWO

15'1 x 13'7 (4.60m x 4.14m)

#### BEDROOM THREE

15 x 13'4 (4.57m x 4.06m)

### GUEST BEDROOM

12'2 x 9'7 (3.71m x 2.92m)

Door to:

### EN-SUITE

Shower, WC and wash hand basin.

### FAMILY BATHROOM

15 x 7'3 (4.57m x 2.21m )

Shower, WC, bath, his and hers wash hand basins.

### EXTERNALLY

Private drive, garage and outbuildings. Gardens to front, side and a generous size enclosed rear garden.

### AGENTS NOTE

Tenure - Freehold

Council Tax Band - F



## Road Map



## Hybrid Map

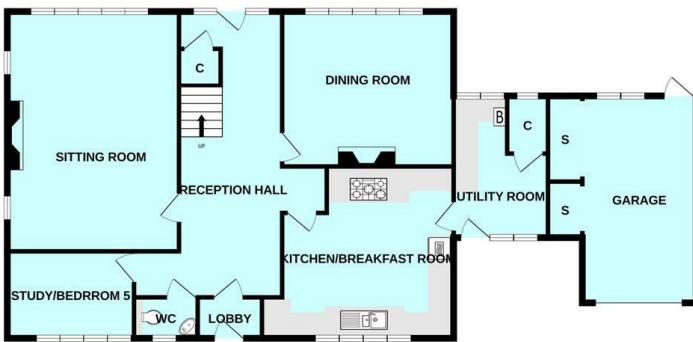


## Terrain Map

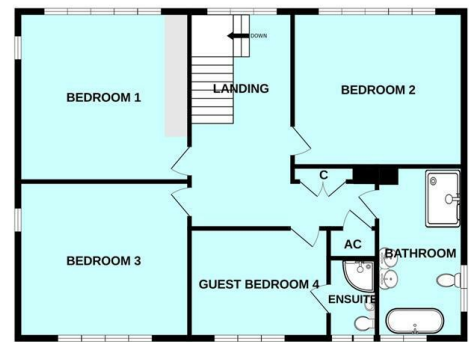


## Floor Plan

GROUND FLOOR



1ST FLOOR

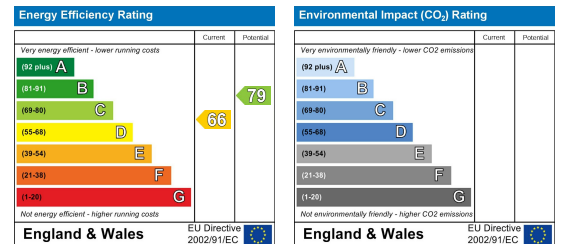


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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