



## 2 Venn Close

Hartley, Plymouth, PL3 5PL

Guide Price £600,000



GUIDE PRICE £600,000 - £650,000 A detached residence circa. 1970, providing deceptively spacious accommodation arranged over three descending levels & enjoying far reaching panoramic views looking across the city and beyond towards Cornwall & the sea in the distance. In need of updating, improvement & refurbishment & as such has great potential. GF - entrance lobby, hall, cloakroom/WC, kitchen, spacious dining room & large lounge. Integral double garage, sub divided utility room. LGF - three double bedrooms, shower room/WC, workshop. Bottom level - double bedroom with en suite bathroom & access to a 17' large store room/bedroom five with utility room & sauna off. Large plot, private drive, parking area, stepped side access pathways on both sides & rear extensive informal gardens. Good potential.



VENN CLOSE, HARTLEY, PL3 5PL  
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**LOCATION**

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

**ACCOMMODATION**

Double glazed front door opens into:

**GROUND FLOOR**

**ENTRANCE LOBBY 5'11" x 4'3" (1.80m x 1.30m)**

Door to the utility and garage. Glazed door into:

**HALL 19'3" x 5'8" (5.87m x 1.73m)**

Staircase descending to the lower levels.

**WC 6'2" x 5'5" (1.88m x 1.65m)**

WC and corner wash hand basin.

**LOUNGE 19'2" x 10' (5.84m x 3.05m)**

Picture windows to the rear with far reaching views. Feature fireplace to one end. Fitted bar. Wide arch openly connecting to:

**DINING ROOM 12'8" x 10'2" (3.86m x 3.10m)**

Picture windows enjoying far reaching views. Archway to:

**KITCHEN/BREAKFAST ROOM 14'11" x 11'4" max (4.55m x 3.45m max)**

Wide picture window to the front. Fitted kitchen with cupboard and drawer storage. One and a half bowl stainless steel sink. Integrated appliances include Neff five ring variable size hob, Zanussi double oven/grill and Samsung microwave under.

**GARAGE/UTILITY ROOM**

Sub divided at present, comprising:

**GARAGE 14'10" x 11'9" deep (4.52m x 3.58m deep)**

**UTILITY ROOM 14'2" x 5'11" (4.32m x 1.80m)**

Double glazed window to the rear. Stainless steel sink.

**LOWER GROUND FLOOR**

**BEDROOM ONE 12'9" x 10'8" (3.89m x 3.25m)**

Window to the rear with long views. Built in wardrobe.

**BEDROOM TWO 12'9" x 10'2" (3.89m x 3.10m)**

Window to the rear with long views. Built in wardrobe.

**BEDROOM THREE 12'9" x 8'2" (3.89m x 2.49m)**

Picture window.

**BATHROOM 10'1" x 11'8" max (3.07m x 3.56m max)**

Window to the side. Suite comprising 'P' shape panelled bath, pedestal wash hand basin and WC. Airing cupboard with insulated hot water tank.

**BASEMENT LEVEL**

Wardrobe. Double doors into:

**SITTING ROOM 12'8" x 10'7" (3.86m x 3.23m)**

Patio door to the rear garden.

**UTILITY ROOM 8'6" x 5' (2.59m x 1.52m)**

Fitted with sink and four ring gas hob. Door to:

**SAUNA 5'2" x 4'8" (1.57m x 1.42m)**

**BEDROOM FOUR 16'4" x 7'10" floor area (4.98m x 2.39m floor area)**

Window to the rear garden. Wardrobe to one end. Door to:

**EN SUITE BATHROOM 9'11" x 7'5" (3.02m x 2.26m)**

Window to the rear. Suite with WC, pedestal wash hand basin and corner panelled bath with shower over.

**STORE ROOM 17' x 10' overall (5.18m x 3.05m overall)**

Fitted work bench. Sink. Fish tank. Reduced head height in part.

**HALL**

Door to one end.

**LOBBY**

Gas boiler (not in working condition). Stairs to:

**WORKSHOP 14'3" x 5'3" (4.34m x 1.60m)**

**EXTERNALLY**

Double gates open into a near level tarmac laid drive, some 17' long. Openly connected to a further wide tarmac laid area suitable for additional parking, storage of caravan, boat or trailer and this running across the front. Pathways lead along both sides of the property to the rear. To the rear, a long enclosed back garden with wide paved patio area next to the basement level accommodation and from here, a series of steps and descending terraces to the lower garden area with ornamental pond, wide decked seating area next to an above ground pool. From this area, a pathway leads to the kitchen garden, greenhouse, fruit trees etc.

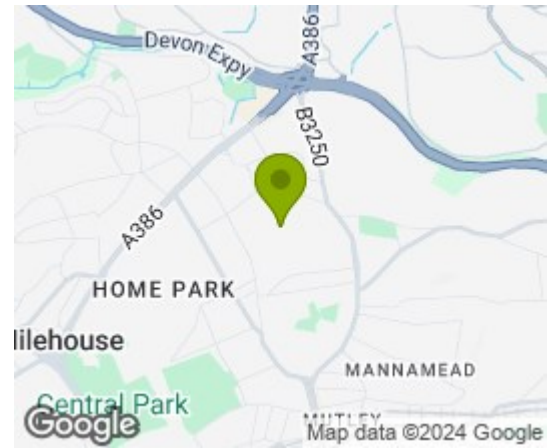
**AGENT'S NOTE**

Tenure - Freehold.

Plymouth City Council tax - Band F.

Mains gas, electricity, water and drainage.

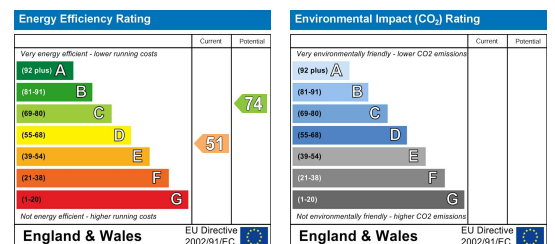
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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