



8 Hartley Road

Hartley, Plymouth, PL3 5LW

Price Guide £595,000



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ACCOMMODATION

Stable door opening into the entrance hall.

ENTRANCE HALL

6'7 x 6'7 (2.01m x 2.01m)

Slate floor. Feature stone and brick work. Leading to an inner hall.

INNER HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

OPEN-PLAN LIVING ROOM & KITCHEN

34'3 x 22'9 (10.44m x 6.93m)

A stunning open-plan room providing lots of areas for seating and dining. Windows and French doors to the front elevation. Additional Velux-style skylights. The kitchen features a range of matching cabinets with work surfaces and splash-backs. Hard wood breakfast bar. Built-in oven and microwave. NEFF 5-burner gas hob. Belfast-style sink with a work-top mounted mixer tap. Integral dishwasher. Integral full-height fridge and freezer.

BEDROOM FOUR

11' x 9'8 (3.35m x 2.95m)

Currently used as a utility room. Built-in cupboard. Boiler cupboard. Window to the side elevation.

DOWNSTAIRS CLOAKROOM/WC

7'7 x 3'11 (2.31m x 1.19m)

Comprising a wc and wall-mounted basin with storage beneath. Tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Velux-style skylights to the rear elevation.

BEDROOM ONE

14'1 x 13'2 (4.29m x 4.01m)

2 windows to the front elevation.

BEDROOM TWO

18'4 max width x 14'1 (5.59m max width x 4.29m)

Dual aspect with windows to the front and side elevations. Loft hatch.

BEDROOM THREE

9'6 x 9'2 (2.90m x 2.79m)

Window to the front elevation. Loft hatch.

BATHROOM

10'6 x 7'4 (3.20m x 2.24m)

Comprising a bath with a floor-mounted mixer tap, walk-in tiled double shower with a built-in shower system and glass screen, basin with cupboard beneath and wc. Chrome towel rail/radiator. Tiled floor. Obscured window to the front elevation.

GARAGE ONE

22'6 x 20'6 externally measured (6.86m x 6.25m externally measured)

Remote Hormann double door. Power and lighting. Outside tap.

GARAGE TWO

20'6 x 18'2 externally measured (6.25m x 5.54m externally measured)

Remote Hormann double door. Power and lighting. Outside tap.

OUTSIDE

2 period gate pillars with a hard wood gate open unto to a granite chipping driveway providing plentiful off-road parking and access to the garages. Enclosed by timber fencing are the garden areas to the front and side elevations, which are mainly laid to lawn together with natural slate paving and granite chippings. Outside lighting.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map

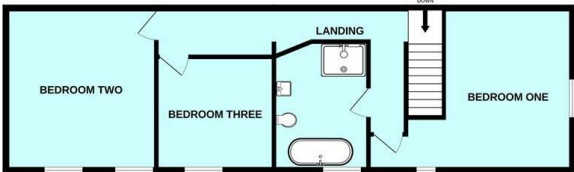


Floor Plan

GROUND FLOOR



1ST FLOOR

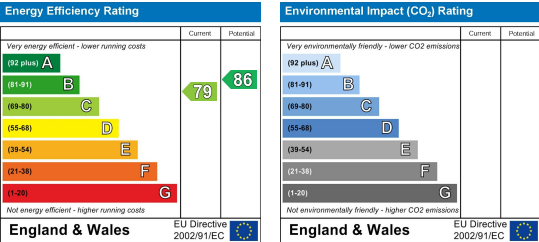


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Viewing

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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