



6 Venn Court

Hartley, Plymouth, PL3 5NS

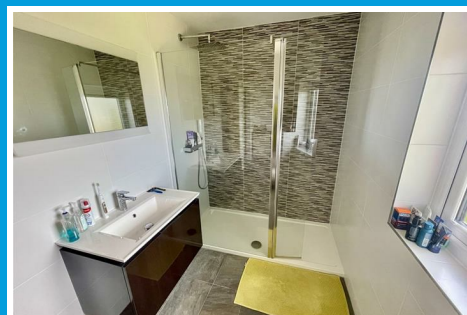
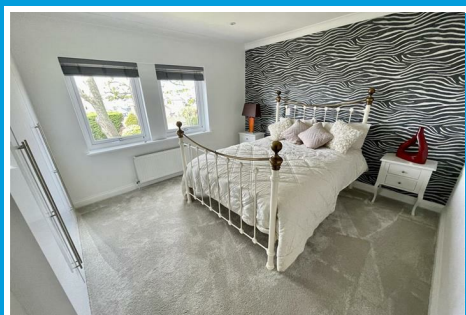
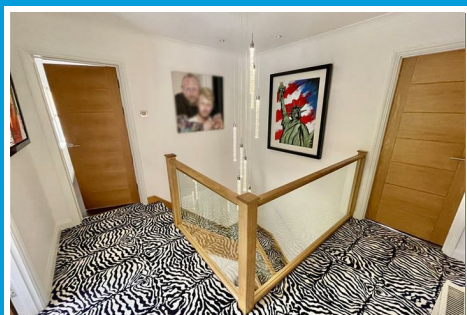
Offers In Excess Of £700,000



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VENN COURT, HARTLEY, PLYMOUTH, PL3 5NS

SUMMARY

The property thought to have been built in the 1980s & over the last 10 years extensively upgraded, improved & refurbished. Major works have included roof upgrade, replacement of fascias, soffits & gutters, new quality windows & doors, new electrics & plumbing, upgrading of bathroom, en-suite & downstairs wc & new fitted kitchen with integrated appliances. A double garage having up & over remote controlled door, heavily insulated roof with one hour fire rating & resin floor. Great curb appeal with pleasing front appearance. No onward chain.

LOCATION

Found towards the end of the cul-de-sac in Venn Court with the benefit of excellent off-street parking for 3/4 vehicles & within the double garage. Set in this prime, popular, residential area of Hartley with a good variety of local services & amenities found nearby. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

On the ground floor with entrance porch, spacious reception hall with galleried landing, attractive open glass & hard wood staircase detailing, a spacious through lounge/dining room with French doors opening to a rear set patio. Downstairs wc. Quality fitted integrated kitchen with an excellent range of appliances including 4 ovens including microwave & combination oven, Neff upright fridge/freezer & Neff 5 ring induction hob with Neff extractor hood over & Neff dishwasher. Blanco under mounted sink with macerator & quoker

boiling water tap & wine chiller. Useful laundry/utility room with under-mounted sink, space for a washing machine & tumble dryer. Large double garage with pressurised heating system, wall mounted Worcester boiler, 250L large capacity Biasi hot water tank.

At first floor level a landing with large airing cupboard. A spacious master bedroom with built-in wardrobes into a dressing room with fitted storage into the en-suite shower room with large shower, wc & wash hand basin. 3 further double bedrooms, 2 with fitted wardrobes & a 5th bedroom/study. A well appointed family bathroom with bath, wc & wash hand basin.

Externally excellent parking on the wide drive with space for various vehicles. To the rear a landscaped, enclosed, south westerly facing garden with wide patio, rockery & lawned areas.

GROUND FLOOR

ENTRANCE PORCH

9'10 x 6'5 maximum (3.00m x 1.96m maximum)

RECEPTION HALL

13'6 x 10'3 maximum (4.11m x 3.12m maximum)

WC

7'1 x 4' maximum (2.16m x 1.22m maximum)

LOUNGE/DINING ROOM

29' x 13'3 (8.84m x 4.04m)

KITCHEN

12'8 x 10'3 (3.86m x 3.12m)

UTILITY ROOM

7'9 x 4'6 (2.36m x 1.37m)

DOUBLE GARAGE

17'8 x 16'6 (5.38m x 5.03m)

FIRST FLOOR

LANDING

MASTER BEDROOM

16'5 x 11'10 (5.00m x 3.61m)

DRESSING ROOM

6'3 x 5'9 (1.91m x 1.75m)

EN-SUITE SHOWER ROOM

9'6 x 5'8 (2.90m x 1.73m)

BEDROOM TWO

13'2 x 12'9 maximum (4.01m x 3.89m maximum)

BEDROOM THREE

12'10 x 10'4 (3.91m x 3.15m)

BEDROOM FOUR

13'1 x 10'9 (3.99m x 3.28m)

BEDROOM FIVE/STUDY

10'4 x 5' (3.15m x 1.52m)

BATHROOM

9'6 x 6'1 (2.90m x 1.85m)

COUNCIL TAX

Plymouth City Council

Council Tax Band: G

SERVICES PLYMOUTH

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



Road Map



Hybrid Map

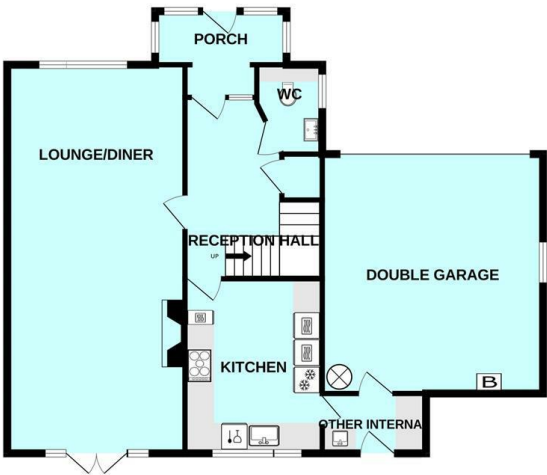


Terrain Map

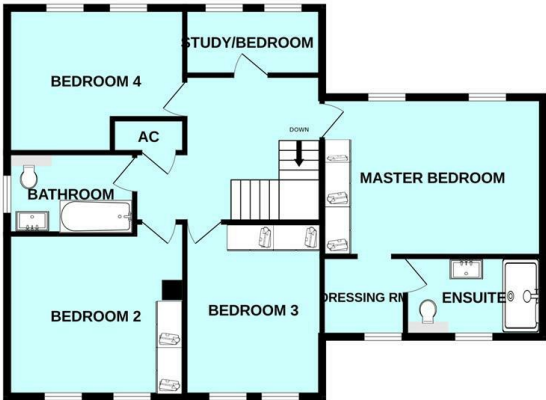


Floor Plan

GROUND FLOOR



1ST FLOOR

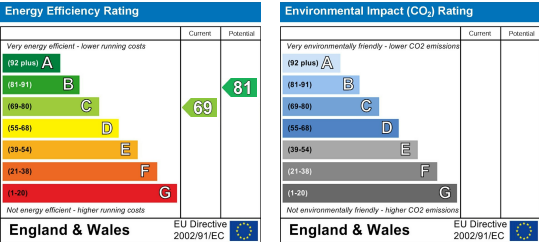


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Viewing

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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