



4 Hill Lane

Hartley, Plymouth, PL3 5QU

£475,000



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HILL LANE, HARTLEY, PLYMOUTH, PL3 5QU

SUMMARY

A spacious 1928 built semi-detached house with generously proportioned accommodation offering great potential. The accommodation comprises reception hall, wc, 2 spacious reception rooms, breakfast room, kitchen, 4 bedrooms, master with en-suite shower room, bathroom & separate wc. The property would benefit from updating. Gardens to the front & rear. Private drive.

LOCATION

Found in this prime, popular, established residential area of Hartley bordering on Mannamead with a good variety of local services & amenities to hand. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A semi-detached house built circa 1928 & apparently designed by the architect for his own occupation, which is somewhat larger than the adjoining similarly styled properties that he designed. Gas central heating with a modern 3 year old Ideal boiler & double-glazing in 2003. The property maintained over the years but would now benefit from a program of refurbishment & improvement. Generously proportioned accommodation laid out over 2 storeys. The property comprises entrance lobby, large reception hall, downstairs cloakroom/wc, 2 spacious reception

rooms, breakfast room & kitchen at ground floor level.

At first floor level a landing with airing cupboard & shelved storage cupboard. Access to a master bedroom with en-suite shower room, 3 further good-sized bedrooms, 1 having a store room off, bathroom & separate wc.

Externally with a long private drive & garage to the rear. A front garden & enclosed rear garden enjoying a good degree of privacy.

GROUND FLOOR

ENTRANCE LOBBY

4'5 3'7 (1.35m 1.09m)

RECEPTION HALL

19'2 x 9'11 overall (5.84m x 3.02m overall)

WC

4'7 x 4'2 (1.40m x 1.27m)

SITTING ROOM

17'3 x 15'1 maximum (5.26m x 4.60m maximum)

DINING ROOM

16'8 x 13'6 maximum (5.08m x 4.11m maximum)

BREAKFAST ROOM

11'10 x 11'5 (3.61m x 3.48m)

KITCHEN

15'6 x 7' (4.72m x 2.13m)

FIRST FLOOR

LANDING

MASTER BEDROOM

17'6 x 12'1 floor area maximum (5.33m x 3.68m floor area maximum)

EN-SUITE SHOWER ROOM

7'2 x 3'7 (2.18m x 1.09m)

BEDROOM TWO

11'8 x 11'3 maximum (3.56m x 3.43m maximum)

STORE

11'11 x 7'6 estimated (3.63m x 2.29m estimated)

BEDROOM THREE

12'3 x 13'7 maximum (3.73m x 4.14m maximum)

BEDROOM FOUR

9'10 x 7'3 (3.00m x 2.21m)

BATHROOM

6'7 x 5'3 (2.01m x 1.60m)

WC

6'7 x 2'11 (2.01m x 0.89m)

EXTERNALLY

GARAGE

15'9 x 8'4 (4.80m x 2.54m)

GARDENS TO FRONT & REAR

GARDEN SHED

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

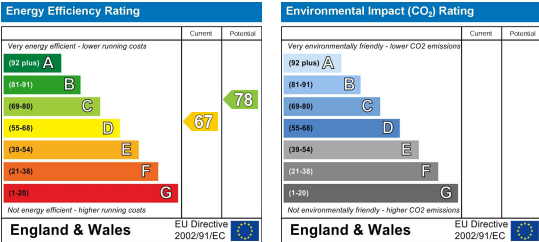


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Viewing

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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