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Opening Hours

Monday - Friday

9.15am—5.30pm

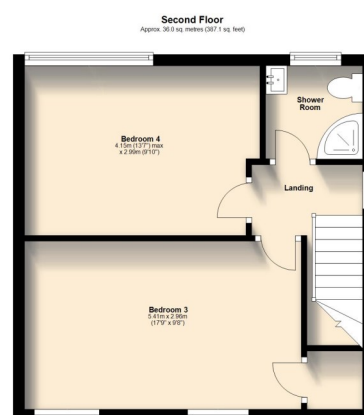
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

05/K/25 5827



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

PLYMOUTH HOMES ESTATE AGENTS



FIVE DOUBLE BEDROOMS

EXTENDED

ACCOMMODATION

PRESTIGIOUS LOCATION

82' REAR GARDEN

DRIVEWAY TO GARAGE

BATH AND SHOWER ROOM

VIEWING RECOMMENDED

**60 Torland Road, Hartley,
Plymouth, PL3 5TT**

We feel you may buy this property because...

'This appealing extended family home is positioned in one of Plymouth's most prestigious areas, and backs onto Blindman's Wood fields.'

£550,000

www.plymouthhomes.co.uk

Number of Bedrooms
Five Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Front and Rear Gardens

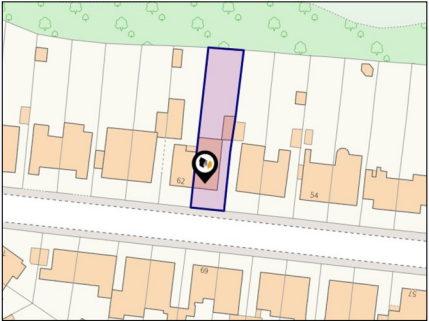
Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £17,500
Main Residence: £17,500
Home or Investment
Property: £45,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This impressive extended family home is positioned in the highly sought after Hartley area of Plymouth and backs onto Blindman’s Wood fields. The extensive accommodation comprises: entrance vestibule, large hallway with a walk in cloaks cupboard, downstairs wc, lounge, dining room, extensive ‘L’ shaped kitchen/breakfast room, five double bedrooms, modern family bathroom and a separate shower room. Externally the property has an established 82’ garden to the rear and a front garden with a 65’ driveway leading to a larger than average garage. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a part glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With a half-glazed door with stained glass panel opening to the entrance hall.

ENTRANCE HALL
A spacious entrance hall with obscure double-glazed window to the side, radiator, oak wood flooring, dado and picture rails, stairs rising to the first-floor landing with an under-stairs storage cupboard, cloakroom with obscure double-glazed window and space for coats and shoes.

LOUNGE
5.54m (18’2”) x 3.97m (13’)
A lovely sized reception room with double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, coving to ceiling with ceiling rose, sliding doors opening into the dining room.

DINING ROOM
4.62m (15’2”) x 3.41m (11’2”)
Good-sized reception space, radiator, picture rail, coving to ceiling with ceiling rose, door to the entrance hall, open plan into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
7.06m (23’2") x 6.06m (19’11")
Impressive ‘L’ shape room, fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with a single drainer and mixer tap, spaces for dishwasher, washing machine, tumble dryer and an American style fridge/ freezer (with plumbed water supply), fitted electric double oven with a five ring gas hob and stainless steel cooker hood above, double glazed windows to side and rear, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wood effect laminate flooring, wall lights, recessed ceiling spotlights, two skylight windows, additional study area with an integrated computer desk and storage, uPVC glazed double doors opening onto the rear garden.



DOWNSTAIRS WC
With obscure double glazed window to the side and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, wood effect laminate flooring.

FIRST FLOOR

LANDING
With obscure double-glazed leaded window to the side, dado rail, picture rail and stairs rising to the second-floor landing.

BEDROOM 1
5.40m (17’9") max x 3.78m (12’5")
A lovely, large double bedroom with double glazed bay window to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2
4.62m (15’2") x 3.63m (11’11")
Another double bedroom with double glazed window to the rear overlooking the garden and woodland beyond, radiator, picture rail, coving to ceiling with ceiling rose.

BEDROOM 5
3.42m (11’3”) x 2.60m (8’6”)
Double glazed window to the front, radiator, picture rail, coving to ceiling.

BATHROOM
2.75m (9') x 2.44m (8')
Fitted with a three-piece suite comprising panelled bath with mixer tap, vanity wash hand basin with cupboard storage below, shower cubicle with electric shower over, tiled splashbacks, radiator/towel rail, obscure double-glazed window to the side, tiled flooring, coving to ceiling, recessed ceiling spotlights.

SEPARATE WC
1.67m (5’6") x 0.96m (3’2")
With obscure double-glazed window to the side and fitted with a low-level WC, coving to ceiling.



SECOND FLOOR

LANDING
With obscure double glazed window to the side, dado rail.

BEDROOM 3
4.95m (16’3”) x 2.96m (9’8”)
Skylight windows to the front enjoying the views, radiator, access to boarded eaves space, built in storage cupboard.

BEDROOM 4
4.14m (13’7”) x 2.99m (9’10”)
Double glazed window to the rear enjoying the outlook, radiator.

SHOWER ROOM
1.70m (5’7") x 1.64m (5’5")
Fitted with a three-piece suite comprising shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, tiled splashbacks, low-level WC, radiator/towel rail, extractor fan, shaver point, obscure double glazed window to the rear, tiled flooring.

OUTSIDE

FRONT
The garden to the front of the property is mainly laid to lawn with shrub borders. Devon hedge wall, 65’ (19.8m) driveway leading to the garage.

GARAGE
6.72m (22’0") x 2.93m (9’7")
Remote controlled roller vehicular door, windows to the side and rear, power and light connected, workbench.

REAR
25.0m (82') x 9.4m (31')
To the rear of the property is an attractive garden, mainly laid to lawn with a large decking area adjoining the rear of the house. The garden is enclosed by fencing with shrub borders with mature trees to the base of the garden, with Blindman’s Wood fields beyond. Side access to the garage and an outside light.

