



LANG TOWN
& COUNTRY

4 Tor Road, Hartley, Plymouth, Devon, PL3 5TD



Offers Over £400,000

Situated in the desirable 'Tor Estate' in the popular residential area of Hartley this attractive semi-detached period home offers a well-balanced and characterful layout across two floors, combining generous living spaces with practical modern touches.

On the ground floor, a welcoming reception hall leads through to a beautifully proportioned lounge with a charming bay frontage, complemented by a separate dining room ideal for entertaining opening into a bright sunroom that enjoys views over the garden. To the rear, the kitchen provides a functional space of the home alongside a useful utility area and cloakroom. A breakfast room adds further versatility, all arranged to suit both everyday living and hosting.

Upstairs, the first floor accommodates three well-sized bedrooms, each benefiting from fitted wardrobes, offering excellent storage without compromising space. A central landing connects the rooms along with a family bathroom and separate WC.

The property retains a wealth of period features throughout, including stained glass windows, original panelled doors, picture rails, and ornate fireplaces, all contributing to its charm and character. The roof was replaced with natural slates approximately seven years ago, providing reassurance for future maintenance. During their ownership, the current owners have clearly cared for the home, having renewed most of the uPVC windows as well as all guttering and rainwater goods, ensuring the property is well maintained and ready for continued enjoyment.

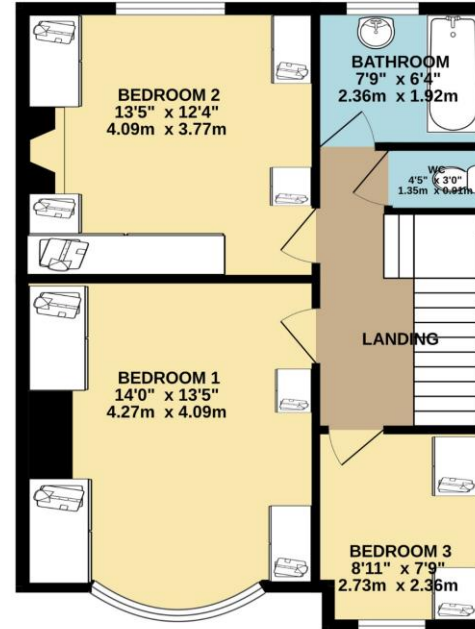
Externally, the rear garden enjoys a desirable westerly aspect, making it perfect for afternoon and evening sun. It is well established with mature planting and shrubs, creating a private and inviting outdoor space. To the front, there is off-road parking which leads to a single garage, adding further practicality.

Overall, this is a delightful home that successfully blends period elegance with comfortable family living in a thoughtfully arranged layout.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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