



**Torr Lane, Plymouth, PL3**

**Plymouth**

**£340,000**



An elegant Edwardian family home with three generous double bedrooms, beautifully preserved period charm, and a contemporary throughout. Well maintained by the current owners, this property blends character and comfort with ease.

Situated in this sought-after residential area just moments from Morrisons, the A38, and The Plymouth Life Centre, this Edwardian terraced home offers sizeable accommodation comprising: vestibule, reception hall, living room, dining room, open-plan kitchen/breakfast room, utility space, downstairs WC, three double bedrooms and the family bathroom.

A convenient ground floor WC has been added near the rear of the hallway, and in addition to the formal dining room, there's ample room for casual dining within the spacious open-plan kitchen/breakfast area. Here, cherry-wood-effect cabinetry is paired with polished granite worktops, a cut-in sink with swan-neck taps, tiled splashbacks, under-cabinet lighting, and integrated appliances including a dishwasher and range-style cooker. A rear lobby discreetly houses the boiler, and the utility space – accessed via French doors from the dining room – adds further practicality and offers additional storage.

Outside, the front garden extends approximately 40ft, level and stocked with a wide variety of plants and shrubs behind an original brick wall and wrought iron gate. A chippings pathway leads to the entrance canopy and front door, complete with quarter-light window. The rear courtyard is both pretty and practical, running alongside the tenement before opening into a pleasant sitting area and continuing to the generous single garage. A pedestrian door connects to a wide service lane with vehicular access. The courtyard enjoys a sunny southerly aspect.

### **Need to Know**

Enquiries - for all enquiries relating to this property, please quote reference HP0686

Council Tax - Plymouth City Council Band D (£2,325.42 for the current year 2025/26)

EPC - C

Tenure - Freehold

Services - The home is supplied by Mains Gas, Electric, Water & Drainage

Construction - Traditional

Agents Note - All measurements and floor plans are for illustration purposes only . Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by the Agent. Purchasers should establish the suitability and working condition of these items and services themselves.





We are required by law to conduct Anti-Money Laundering and ID checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-Money Laundering checks before your offer can be formally accepted. In addition, you will also be required to provide evidence of how you intend to finance your purchase prior to formal acceptance of any offer.



## Heather Porter, Personal Estate Agent

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