

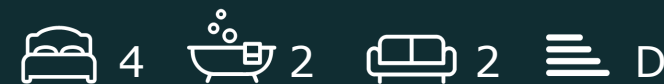


DC
LANE

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Torland Road, Plymouth, PL3 5TS

£485,000 Freehold





Torland Road

Plymouth, PL3 5TS

- Semi Detached Family Home
- Sought After Hartley Location
- Two Bathrooms
- Wood Burning Stove
- Garage & Driveway
- Three Bedrooms & Study
- Two Reception Rooms
- Spacious Accommodation
- Generous Rear Garden
- Council Tax Band E

Rich in character and charm, this handsome semi detached family home beautifully blends timeless craftsmanship with generous, well balanced living spaces offering a warm and stylish setting ideal for modern family life.

Set behind a neatly lawned front garden, the property benefits from a brickpaved driveway leading to a welcoming entrance porch. The home is introduced via an original stained glass door into an inviting hallway, where oak hardwood flooring flows seamlessly across much of the ground floor, enhancing the sense of heritage and continuity. The generous lounge is a superb living space, centred around a charming woodburning stove that creates a cosy focal point. This room opens naturally into the dining area, where an attractive leaded glass cabinet set within an alcove adds further character. From here, bifold doors extend into a delightful conservatory, a light filled retreat featuring built in seating and offering uninterrupted views of the garden, creating a perfect connection between indoor and outdoor living. The kitchen/breakfast room is both practical and stylish, fitted with ample cabinetry and a peninsular unit. A trap door provides access to the cellar, currently housing the boiler and offering potential as a wine cellar or storage space. A side access door adds further convenience. A dedicated study and a bathroom complete the ground floor accommodation.

Upstairs the principal bedroom benefits from built in wardrobes, two further double bedrooms are served by a beautifully appointed contemporary bathroom featuring a double shower enclosure and a freestanding egg bath and a separate WC.

Externally, the rear garden has been thoughtfully landscaped to provide a decked terrace with steps leading down to a lawn bordered by mature shrubs and planting and a further decked area, enclosed by a recently installed timber fence. There is also a useful garage with timber sliding doors.

A viewing is most highly recommended of this superb family home.

£485,000



Ground Floor

Lounge 12'7" x 13'7" (3.86 x 4.15)

Dining Room 12'7" x 12'7" (3.86 x 3.84)

Conservatory 11'11" x 6'7" (3.64 x 2.03)

Kitchen/Breakfast Room
12'2" x 9'8" (3.71 x 2.97)

Bathroom 6'2" x 7'2" (1.88 x 2.20)

Study 8'4" x 9'10", 17'0" x 7'0" (2.56 x 3.52)

First Floor

Bedroom One 14'4" x 13'7" (4.39 x 4.15)

Bedroom Two 14'4" x 12'7" (4.39 x 3.84)

Bedroom Three 11'4" x 11'1" (3.46 x 3.40)

Bathroom 13'9" x 6'2" (4.21 x 1.89)





WC	6'11" x 3'2" (2.11 x 0.98)
External	
Garage	10'1" x 19'4" (3.08 x 5.91)

Directions

From the office turn right onto Mannamead Rd/B3250 0.9 mi Turn left onto The Dr 1.4 Turn right onto Torland Rd and the property will be found on the right

Scan for Material Information

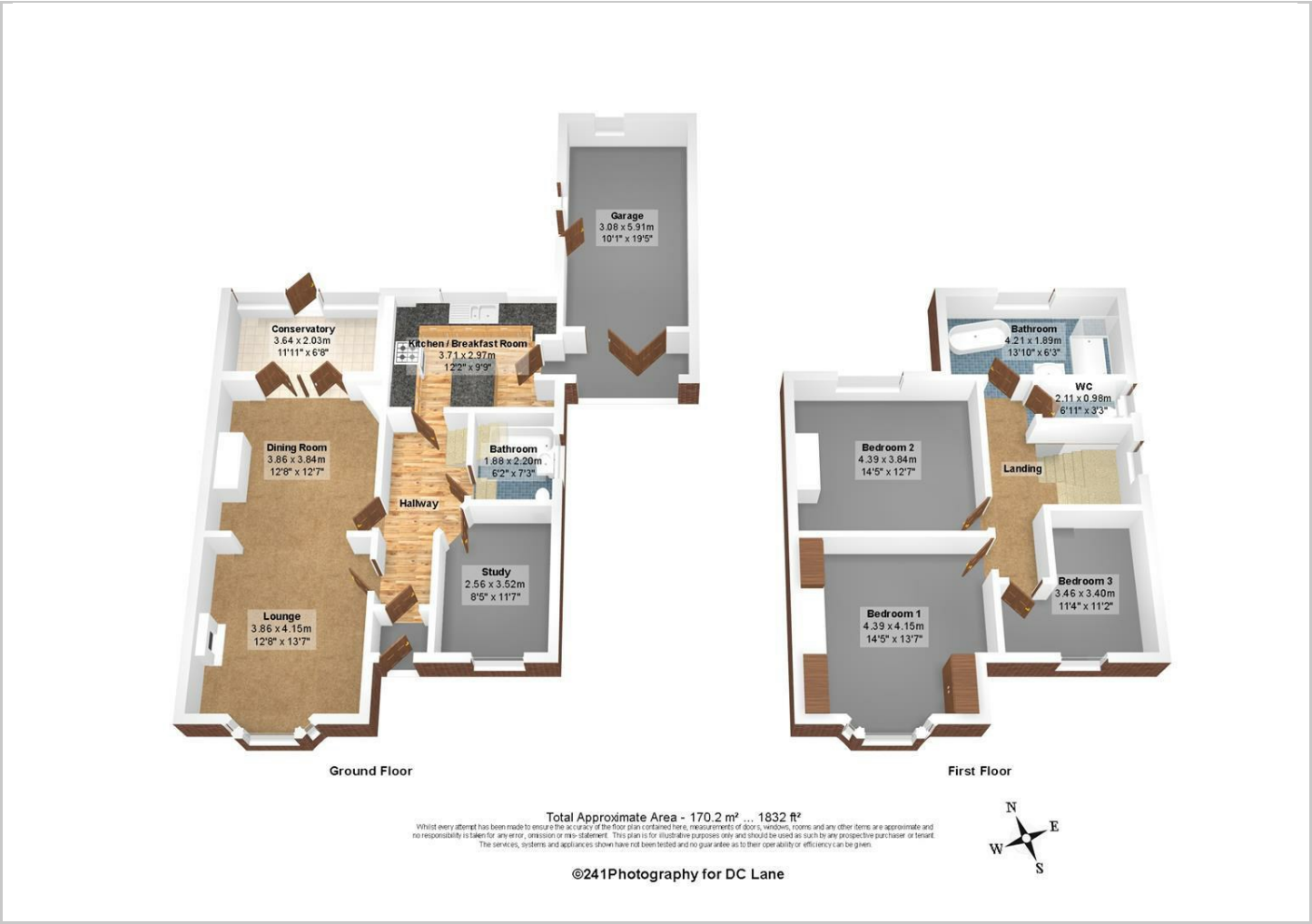


Council Tax Band: E





Floor Plans



Viewing

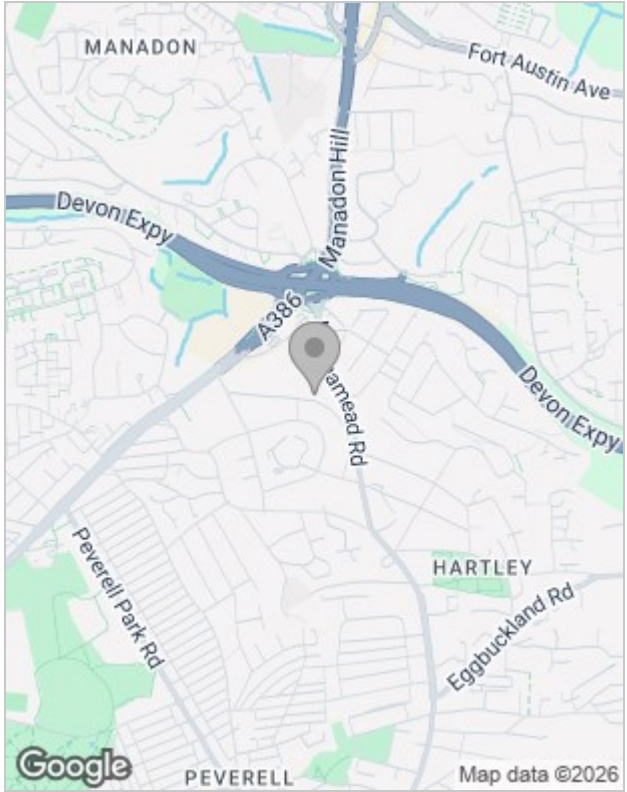
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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Location Map



Energy Performance Graph

