



36 Tor Crescent, Hartley, Plymouth, Devon, PL3 5TW



Offers Over £475,000

An impressive 1930s semi-detached home that has been significantly upgraded and thoughtfully remodelled in recent years to create a stylish, spacious and high-specification family home. Situated in one of Plymouth's most desirable residential areas, close to all local amenities, such as shops, schools, Central Park and leisure centre, only 2 miles from Plymouth's vibrant City Centre, the historic Barbican, the picturesque Plymouth Hoe, and within easy access of the A38.

The property has undergone a comprehensive programme of refurbishment, including a substantial ground floor extension forming an 'L'-shaped wrap-around layout, greatly enhancing the living and entertaining space.

The accommodation begins with a welcoming entrance porch and hallway featuring a striking contemporary oak-clad staircase with glass balustrading. A modern downstairs cloakroom with a sleek white suite adds convenience, while the front-facing lounge offers a cosy yet elegant space. To the rear, the standout feature is the expansive open-plan living and dining area, seamlessly connected to a superb modern kitchen/breakfast room complete with high-quality fitted units and integrated appliances. A conservatory off the dining area provides an additional relaxing space with views over the garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a beautifully appointed family bathroom, and a separate WC. The loft has been insulated, partially boarded, and fitted with lighting, offering useful storage potential.

Occupying a generous corner plot, the property benefits from a well-maintained front garden, a private rear garden ideal for outdoor living, and off-road parking via a 'Resin' driveway leading to a garage.

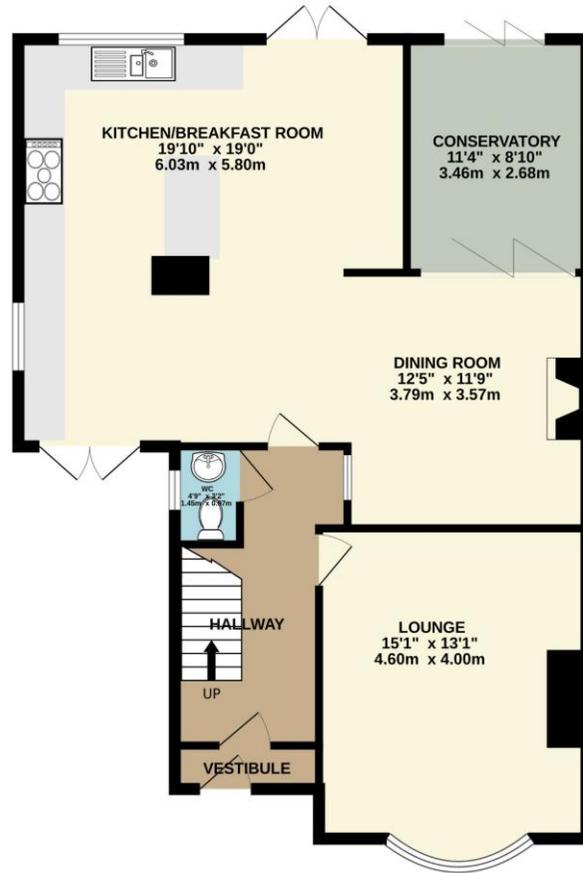
This is a home of genuine quality, blending classic 1930s character with modern finishes to create a property of both style and substance.



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



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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