

**FOR SALE**

Price £425,000



**Alan Cummings**  
estate agents & valuers

**50 Venn Grove, Hartley, Plymouth, Devon, PL3 5PH**



- **Most spacious exceptionally well-presented 1930's Semi-Detached house**
- **Upgraded, improved and refurbished to a high standard**
- **Gas Central Heating and uPVC Double Glazing**
- **Generously proportioned light and airy accommodation**
- **Entrance Lobby**
- **Spacious Reception Hall**
- **Downstairs Cloakroom/wc**
- **Generous size bay fronted Lounge**
- **28' modern fitted Kitchen/dining room**
- **Utility Room**
- **4 double Bedrooms**
- **Luxuriously appointed bathroom/wc**
- **Garden (rear garden currently being landscaped)**

**THE PROPERTY** A most spacious and generously proportioned semi-detached house which was built in the 1930's. Over the last four years the property has undergone major upgrading, improvement and refurbishment together with some subtle remodelling and now provides a most comfortably appointed and well-presented home. The property finished to an extremely high standard with quality fixtures and fittings throughout. Externally having a clean cut contemporary finish with recently re-painted and re-sparred elevations set under renewed roof coverings and rainwater goods and this including the garage. Internally refurbished with internal walls re-plastered and skimmed, new decorations, new skirting boards, new oak doors and chrome door furniture, light fittings etc., quality decorations and floor coverings.

A most well-presented home that must be viewed in order to be fully appreciated.

**LOCATION** Set in Venn Grove a highly popular residential area on the southerly side of Hartley where there are a variety of local services and amenities nearby. The position convenient for access into the city and close by connection to major routes in other directions.

**STORM PORCH** Coach light. PVC panelled front door with arched light and windows to either side into:

**GROUND FLOOR**

**ENTRANCE LOBBY** Tiled floor. Oak part glazed door into:

**RECEPTION HALL** 11' 4" max. x 10' 1" (3.45m max. x 3.07m) Picture rail. Staircase with timber newel post, carved rails and carpeted runner rises and turns to the first floor. Under stairs cupboard housing mains electric meter and consumer unit. Cloaks cupboard with over head shelf.

**W.C.** 6' 6" x 4' 7" max. (1.98m x 1.4m max.) Window to the side elevation. Quality white suite with 'Burlington' wall hung wash hand basin and close coupled wc. Chrome towel rail incorporating radiator.

**LOUNGE** 15' 1" x 14' 8" max. (4.6m x 4.47m max.) Wide bay window to the front with some long views. Impressive period fireplace with timber surround, cast iron fireback, tiled slips and tiled hearth. Arch with double sliding oak doors into:

**KITCHEN/DINING ROOM** 28' 7" x 16' 9" max. in part 13'2" (8.71m x 5.11m max. in part 4.01m) An impressive light and airy spacious room of dual aspect with patio doors from the dining area overlooking the back garden, French doors from the kitchen and two windows to the side. In the dining area with focal feature period cast iron fireplace, coved ceiling and picture rail. The kitchen with an excellent range of cupboard and drawer storage set in wall and base units, timber work surfaces and matching upstands. Belfast style sink with chrome mixer tap. Integrated appliances include separate fridge and freezer, 'Kenwood' automatic dishwasher, wine chiller and 'Leisure Rangemaster' cooker with five variable size rings, hotplate, two ovens, grill and drawer. Wall mounted 'Worcester' gas fired boiler servicing central heating and domestic hot water. Peninsula unit with hardwood breakfast bar/worktop, storage under including wicker baskets.

**UTILITY ROOM** 7' 4" x 4' 7" (2.24m x 1.4m) Windows to the front and side. PVC double glazed door to the rear. Two spaces and plumbing suitable for automatic washing machine and tumble dryer. Power and lighting. Radiator. Loft over.

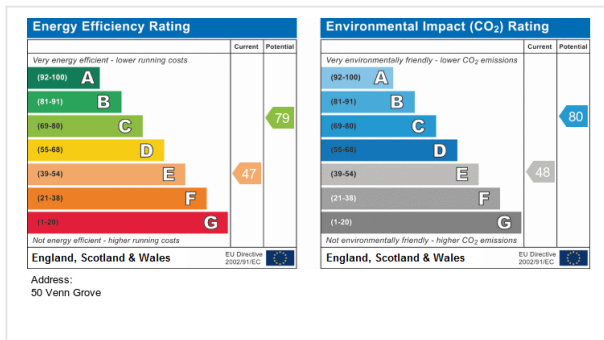


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## FIRST FLOOR

**LANDING** Window to the side. Timber balustrading including carved detail, picture rail, access hatch to insulated loft which is partially floored has a light point and ladder.

**BEDROOM 1** 15' 3" max. x 15' 1" max. (4.65m max. x 4.6m max.) Wide bay window to the front with views to Plymouth Sound and the Western Approaches in the distance. Picture rail. Focal feature period cast iron fireplace

**BEDROOM 2** 15' 1" x 13' 5" (4.6m x 4.09m) Window overlooking the rear garden. Focal feature period cast iron fireplace. Picture rail.

**BEDROOM 3** 13' 1" x 8' 10" max. (3.99m x 2.69m max.) Window to the rear. Picture rail.

**BEDROOM 4** 13' 1" x 6' 8" (3.99m x 2.03m) Window to the front with long views to the sea and Cornwall in the distance. Picture rail.

**BATHROOM** 9' 0" x 7' 7" max. (2.74m x 2.31m max.) Two patterned obscure glazed windows to the side. White modern quality fittings with close coupled wc, contemporary bath with stand alone chrome mixer tap and hand held shower mixer. Wall hung wash hand basin with mirror fronted bathroom cabinet over, tiled shower with hand held mixer and overhead douche spray incorporating waterfall. Seven downlighters and extractor fan. 'Travertine' tiling. Chrome ladder radiator.

**EXTERNALLY** A wide entrance opens into a long concrete drive providing off street parking for two vehicles and giving access to the garage. A lawned front garden having mature bush boundaries and borders containing a variety of herbaceous plants and specimen shrubs. A side access pathway to the rear garden with lawn, raised border and patio areas. Timber overlap fencing to the boundary. Access to the utility room and the garage.

**GARAGE** Single size with power and lighting.

## OFFICE

10-12 Egguckland Road, Henders Corner, Mannamead  
Plymouth, PL3 5HE

T: 01752 664125

E: enquiries@alancummings.co.uk

W: www.alancummings.co.uk

