

**FOR SALE**

Price £320,000



**Alan Cummings**  
estate agents & valuers

**21 Tor Crescent, Hartley, Plymouth, Devon, PL3 5TW**



- **GENEROUSLY PROPORTIONED WELL PRESENTED SEMI-DETACHED HOUSE BUILT 1930'S**
- **UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **GOOD SIZE LOUNGE**
- **DINING ROOM, BOTH WITH MATCHING PERIOD FIREPLACES**
- **LONG FITTED KITCHEN/BREAKFAST ROOM**
- **DOWNSTAIRS WC, UTILITY AREA,**
- **THREE BEDROOMS**
- **BATHROOM, SEPARATE WC**
- **GOOD SIZE PLOT, OFF STREET PARKING ON PRIVATE DRIVE**
- **GARAGE,**
- **GARDENS TO FRONT**
- **SOUTH WESTERLY FACING ENCLOSED TO REAR**

### THE PROPERTY

A generously proportioned well presented semi-detached home built in the 1930's, which has been looked after well over the years, maintained and upgraded in various respects. The property has the benefit of gas fired central heating and uPVC double glazing.

A comfortably appointed home with spacious reception hall, a good sized bay fronted lounge with period fireplace and arch with double doors leading to the dining room with French doors overlooking and opening to the rear garden and period fireplace in matching style to the lounge. In the tenement section a spacious fitted kitchen/breakfast room with oak flooring, granite worksurfaces and integrated appliances. Off this a useful downstairs wc and utility area. At first floor level three good sized bedrooms, a family bathroom and separate wc. The property stands on a good size plot with off street parking on a private drive, a front garden, generous size garage to the side and to the rear a south westerly facing enclosed back garden.

### LOCATION

Set in this prime popular residential area of Hartley and this property found on the southerly side of this street. With a good variety of local services and amenities found nearby. The position convenient for access into the city and closeby connections to major routes in other directions.

### GROUND FLOOR

**STORM PORCH** 7' 0" x 2' 9" (2.13m x 0.84m) Exterior light point. Panelled part leaded glazed front door with two leaded glazed windows to either side into:

**RECEPTION HALL** 18' 0" x 8' 0" (5.49m x 2.44m) overall Staircase rises and turns to the first floor. Two

useful understairs storage cupboards, the first housing the mains electric meter and consumer unit and mains gas meter. Picture rail.

**LOUNGE** 14' 9" x 13' 2" (4.5m x 4.01m) max Wide secondary double glazed bay window to the front. Focal feature period fireplace with timber surround, tiled fireback and hearth. Picture rail. Arch with double sliding doors into:

**DINING ROOM** 13' 2" x 13' 2" (4.01m x 4.01m) French doors with windows to either side overlooking and opening to the rear garden. Picture rail. Focal feature period fireplace with timber surround, tiled fireback and hearth.

**KITCHEN** 19' 5" x 8' 1" (5.92m x 2.46m) max Two windows to the side, fitted kitchen with polished granite worksurfaces, tiled splashbacks, inset one and half bowl sink unit with mixer tap, integrated appliances include Fagor four ring variable size hob with Whirlpool dual oven/grill under and Whirlpool extractor hood over, space for washing machine and space suitable for fridge/freezer. Shelved understairs cupboard. Window to the side and light point. Door to:

### **REAR LOBBY**

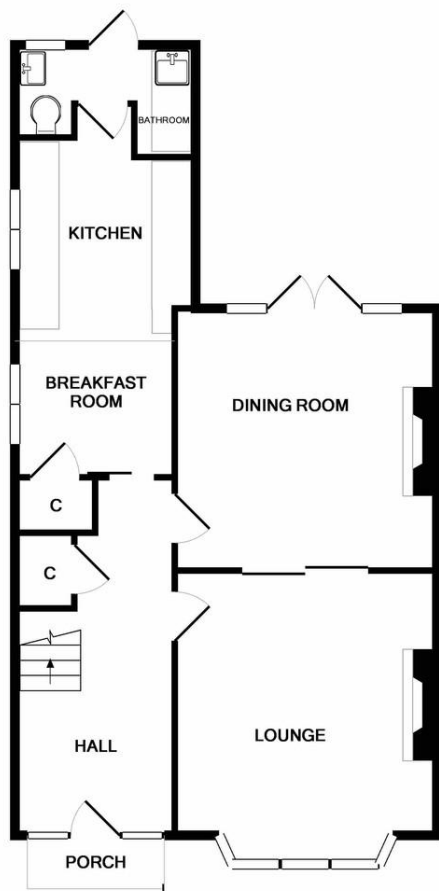
**WC** 4' 8" x 3' 0" (1.42m x 0.91m) White modern Armitage shanks close coupled wc and wall hung corner wash hand basin.

**UTILITY AREA** 3' 8" x 2' 11" (1.12m x 0.89m) Stainless steel sink in worksurface with storage under.

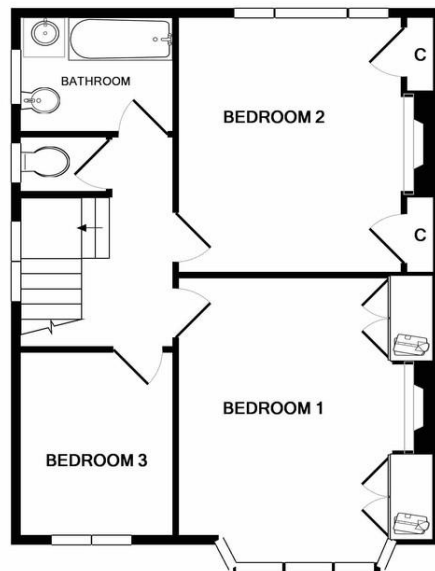
### FIRST FLOOR

**LANDING** Window to the side. Access hatch to loft.

**BEDROOM ONE** 15' 5" x 12' 0" (4.7m x 3.66m) max to chimney breast Wide secondary double glazed bay window to the front. Fireplace with built-in wardrobe/cupboards to either side of the chimney breast. Picture rail.

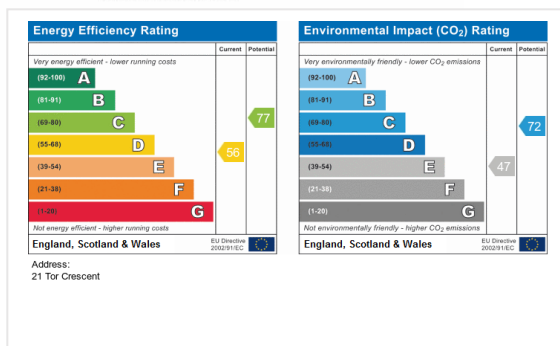


GROUND FLOOR



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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**BEDROOM TWO** 13' 3" x 13' 3" (4.04m x 4.04m) max 120" to the chimney breast Secondary double glazed window over looking the rear garden. Picture rail. Fireplace with built-in cupboards to either side of the chimney breast.

**BEDROOM THREE** 9' 7" x 8' 0" (2.92m x 2.44m) Secondary double glazed window to the front. Picture rail.

**BATHROOM** 8' 0" x 6' 1" (2.44m x 1.85m) Obscured glazed window to the side. Twin grip panelled bath with mixer tap and shower attachment, circular vanity wash hand basin, chrome mixer tap and bidet. Tiled walls.

**WC** 4' 8" x 3' 0" (1.42m x 0.91m) Obscured glazed window to the side. Modern white wc.

**EXTERNALLY**

A 10 feet wide entrance opens into herringbone patterned brick paved drive providing off street parking and giving access to the garage. Set back from the street and pavement by a front garden, laid to lawn, borders containing a variety of ornamental bushes. To the rear of the property a southerly facing back garden with paved patio next to the dining area and beyond lawned garden with borders containing a variety of established bushes and shrubs. The garden wraps around to the rear of the garage with a useful utility area having outside water tap, storage shed, water tubs etc.

**GARAGE** 17' 5" x 14' 5" wide at the front (5.31m x 4.39m) 11'7" wide at the rear. Remote controlled roll up door to the front. Two pedestrian doors. Two windows to the rear. Mains electric, power and lighting. Wall mounted Worcester gas boiler servicing central heating and domestic hot water.

**TENURE: FREEHOLD**

**COUNCIL TAX BAN: E**

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