

**FOR SALE**

Guide Price £635,000



**Alan Cummings**  
estate agents & valuers

**12 Russell Avenue, Hartley, Plymouth, Devon, PL3 5RA**



- **An extended Semi-detached House**
- **Occupying a fabulous location**
- **Gas central heating, uPVC double glazing**
- **Reception Hall**
- **Kitchen/Breakfast Room**
- **Sitting Room, Dining room,**
- **Play Room/Den**
- **Conservatory, Downstairs wc**
- **Utility Room**
- **Five Bedrooms, Master Bedroom with Ensuite**
- **Bathroom, Landing/Study**
- **Front and Rear Gardens**
- **Off Road Parking on Private Drive**
- **Double Garage**

**THE PROPERTY** Occupying a fabulous location, with wonderful south facing rear gardens, the substantial, imposing and extended semi-detached property is situated within one of the most desirable avenues within the City.

Built in 1930s to a classic and traditional design, the property has been extensively and tastefully modernised and extended to provide an excellent family home. The accommodation comprises, a delightful entrance hallway with an oak floor, a sitting room with a feature fireplace and moulded ceilings and an archway leading to through to the dining room which in turn leads through to the conservatory. There is a study, a utility and a cloakroom/w.c.

In 2008 a luxury kitchen was fitted and has quality built in appliances including a microwave, a fridge, a freezer, a Neff double oven, an induction hob, an extractor hood and granite work surfaces.

On the upper two floors are five bedrooms, the master has an en-suite bathroom, a landing/study area and the main family bathroom. The loft was converted in about 2004 and enjoys superb views towards The Moors. The property has gas fired central heating, uPVC double glazing, a security system and various solar panels (with a reported income of approximately £1600 PA), The house has much character including coved ceilings, picture rails, oak flooring in the hallway, stripped pine doors and moulded ceilings in the sitting room.

**LOCATION** There is an excellent range of local facilities which include popular nearby primary schools including Compton and Manadon Vale, easy access to various Business and Science parks, Derriford/Nuffield

hospitals and regular public transport to both the Dartmoor National Park and the City Centre which is some three miles distant.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**GROUND FLOOR**

**WC**

**RECEPTION HALL** 16' 2" x 14' 4" (4.93m x 4.37m)

**KITCHEN/BREAKFAST ROOM** 21' 10" x 15' 0" (6.65m x 4.57m)

**SITTING ROOM** 16' 1" x 15' 4" (4.9m x 4.67m)

**DINING ROOM** 15' 8" x 13' 6" (4.78m x 4.11m)

**PLAY ROOM/DEN** 13' 2" x 11' 4" (4.01m x 3.45m)

**CONSERVATORY** 18' 1" x 10' 4" (5.51m x 3.15m)

**UTILITY ROOM** 11' 4" x 5' 5" (3.45m x 1.65m)

**FIRST FLOOR**

**MASTER BEDROOM** 16' 0" x 12' 0" (4.88m x 3.66m)

**EN-SUITE**

**BEDROOM TWO** 15' 4" x 13' 2" (4.67m x 4.01m)

**BEDROOM THREE** 11' 4" x 10' 7" (3.45m x 3.23m)

**BEDROOM FOUR** 11' 4" x 10' 0" (3.45m x 3.05m)

**BATHROOM**

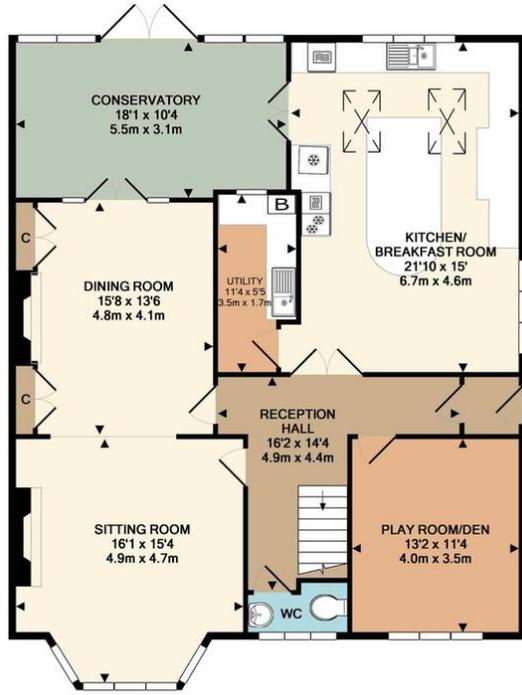
**SECOND FLOOR**

**LANDING/STUDY** 14' 1" x 11' 7" (4.29m x 3.53m)

**BEDROOM FIVE** 19' 5" x 11' 10" (5.92m x 3.61m)

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1327 SQ.FT.  
(123.3 SQ.M.)

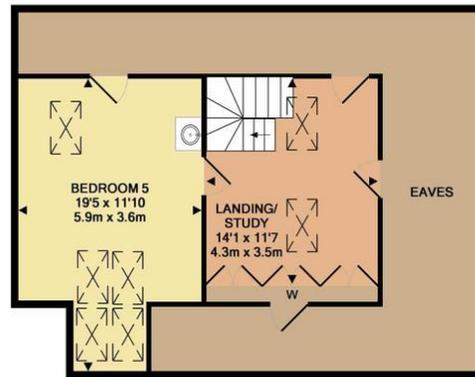
TOTAL APPROX. FLOOR AREA 2998 SQ.FT. (278.5 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 954 SQ.FT.  
(88.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 716 SQ.FT.  
(66.6 SQ.M.)

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