

**FOR SALE**

Guide Price £300,000 - £310,000



**Alan Cummings**  
estate agents & valuers

**16 Linketty Lane West, Hartley Vale, Plymouth, PL3 5RX**



- **Exceptionally well presented semi-detached house, built circa 1959**
- **Extensively upgraded, improved, remodelled and refurbished**
- **Welcoming contemporarily styled comfortable home**
- **Finished to a high specification**
- **Porch, hall, downstairs wc**
- **Generous sized front set lounge, with wood burning stove**
- **Spacious open plan kitchen/dining room**
- **Three generous sized double bedrooms**
- **Well appointed family bathroom/wc**
- **Long rectangular shaped plot, with off street parking on private drive**
- **Garage, delightful landscaped enclosed rear garden, views towards Dartmoor**

**THE PROPERTY** A semi-detached house which is understood to have been built circa 1959, and the present owner has over the last four years comprehensively upgraded, improved, refurbished and remodelled to create a most comfortably appointed and welcoming home. Contemporarily styled and finished to a high specification.

With well proportioned light and airy accommodation, powdered coated replacement double glazed windows and doors, complete electrical professionally undertaken, rewire, a multitude of power points, lighting etc. Internal re-fitting with new downstairs cloakroom, a family bathroom, new fitted kitchen with an excellent range of integrated appliances, re-modelling/extension at the ground floor rear, providing for a most spacious and well appointed kitchen/dining room with snug area. The accommodation with porch, hall, front set lounge with wood burning stove, double doors to a large open plan living area providing a generous sized dining room with tri-fold doors overlooking and opening to the rear garden and deck. This open plan to the modern fitted integrated kitchen with an excellent range of appliances. A useful downstairs cloakroom/wc. At first floor level a remodelled layout now most functional with three spacious double bedrooms and a well appointed generous sized family bathroom/wc.

The property stands on a rectangular shaped plot having good off street parking on the private drive, giving access to the garage set to the rear. A front garden and to the rear a delightful landscaped enclosed back garden with new fencing and new areas of decking.

**LOCATION** Set in this prime popular residential area of Hartley Vale, being relatively quiet and highly

convenient with close by access into the city and nearby connection to major routes in other directions.

**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.

Double glazed door into:

**GROUND FLOOR**

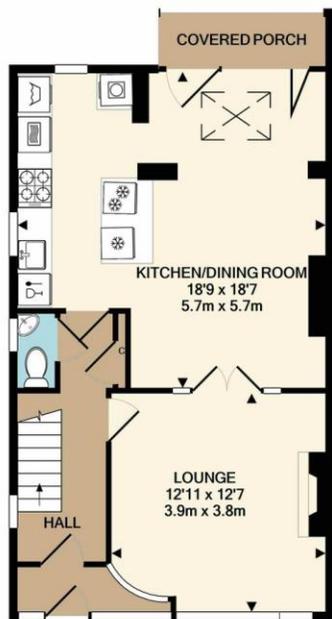
**ENTRANCE LOBBY** 8' 4" x 2' 9" max (2.54m x 0.84m) Wide double glazed window. Panelled part glazed internal door into:

**HALL** 14' 7" x 5' 8" (4.44m x 1.73m) Window to the side. Staircase with carpeted treads rises and turns to the first floor. Useful understairs storage cupboard housing mains electric meter and consumer unit.

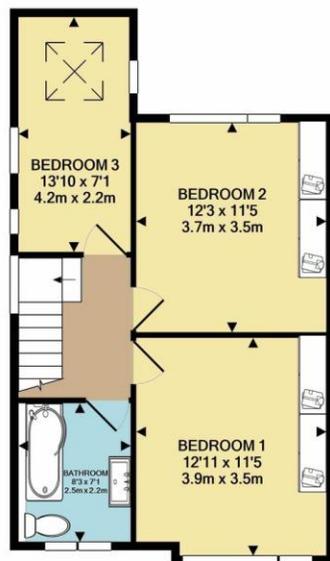
**WC** 4' 0" x 2' 7" (1.22m x 0.79m) Double glazed window to the side. New vanity suite with corner wash hand basin and close coupled wc.

**LOUNGE** 12' 11" x 12' 7" max (3.94m x 3.84m) Wide picture window to the front elevation. Solid fuel stove with polished hearth. Twin glazed doors with windows to either side into:

**KITCHEN/DINING ROOM** 18' 9" x 18' 7" max (5.72m x 5.66m) Light and airy with windows in the kitchen to the side and rear and in the dining room with roof light and tri-fold sliding doors overlooking and opening to the rear garden.



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  
Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

### OFFICE

10-12 Eggbuckland Road  
Mannamead

Plymouth, PL3 5HE

T: 01752 664125

E: enquiries@alancummings.co.uk

W: www.alancummings.co.uk

A quality modern fitted kitchen with Zenith composite work surface, undermounted stainless steel sink with chrome mixer tap incorporating hot water tap and mixer tap, Neff four ring variable sized gas hob with illuminated extractor hood over, Neff oven and combination microwave/oven/grill above, Zanussi automatic washing machine, White Knight tumble dryer and Zanussi dishwasher. Cupboard housing Ideal gas fired boiler servicing central heating and domestic hot water. Wide breakfast bar with fridge and freezer under. Six downlighters and three pendant light points in the dining area.

### FIRST FLOOR

**LANDING** Window to the side. Light point and smoke detector.

**BEDROOM ONE** 12' 11" x 11' 5" (3.94m x 3.48m) Wide picture window to the front. Run of two built-in wardrobes.

**BEDROOM TWO** 12' 3" x 11' 5" max (3.73m x 3.48m) Picture window to the rear. Long views towards Dartmoor in the distance. Run of two built-in wardrobes.

**BEDROOM THREE** 13' 10" x 7' 1" (4.22m x 2.16m) Velux double glazed window to the rear with long views looking towards Dartmoor. Access hatch to insulated loft.

**BATHROOM** 8' 3" x 7' 1" (2.51m x 2.16m) Patterned obscured glazed window to the front. Quality white modern suite with close coupled wc, 'P-shaped' panelled bath with side set mixer tap, electrically heated shower and glazed shower screen. Xpelair extractor fan. Wall hung vanity wash hand basin with chrome mixer tap and two drawers under.

**EXTERNALLY** A wide entrance opens into a tarmac drive providing off street parking for various vehicles in line and giving access to the rear set garage. Set back from the street and pavement by lawned front garden with flower and shrub borders.

To the rear a landscaped good sized enclosed back garden, with wall and fence boundaries, decked patio and seating terrace next to the dining room, and beyond a lawned garden with raised flower borders to the perimeter. At the end a further decked patio/seating terrace.

**GARAGE** Single sized.

**TENURE FREEHOLD COUNCIL TAX BAND C**

