

FOR SALE

Price £250,000



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7 Alleyn Gardens, Hartley Vale, Plymouth, PL3 5RS



- **A 1930's semi-detached house**
- **Same family ownership for many years, looked after and maintained**
- **Double glazing and gas central heating**
- **Well proportioned accommodation**
- **Good sized lounge**
- **Dining room, kitchen**
- **Three bedrooms**
- **Shower room, separate wc**
- **Front garden, shared drive**
- **Enclosed rear garden**
- **Vacant, no onward chain**

THE PROPERTY A semi-detached house built in the 1930's, which has been in the same family ownership for some 50 years. The property looked after over the years and updated in various respects, and providing a well proportioned home. It would benefit from a programme of modernisation to bring it up to modern uniform standard, and as such offers good potential.

The property stands on a rectangular shaped plot with front garden, shared drive to the side and rear garden. Offered for sale freehold, vacant with no onward chain.

LOCATION Set in this mature established residential area of Hartley Vale, with a number of local services and amenities found nearby. The position is convenient for access into the city and close by 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.

PORCH Pvc part double glazed front door into:

GROUND FLOOR

HALL Staircase rises and turns to the first floor. Understairs cupboard with window, electric meter and consumer unit.

LOUNGE 13' 10" x 12' 10" max (4.22m x 3.91m) Focal feature fireplace with polished stone fireback and hearth and fitted living flame coal effect gas fire.

DINING ROOM 12' 7" x 10' 11" (3.84m x 3.33m) Windows and French door overlook and opens to the rear garden. Feature fireplace with built-in storage cupboard to the right.

KITCHEN 12' 10" x 7' 6" (3.91m x 2.29m) Window to the side and window and part glazed door to the back. Fitted with a range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces, tiled splashbacks, stainless steel sink, Bosch automatic dishwasher, Bush washing machine and Creda integrated double oven/grill, Beco four ring variable sized gas hob with extractor hood over.

FIRST FLOOR

LANDING Window to the side.

BEDROOM ONE 13' 11" x 11' 1" (4.24m x 3.38m) Picture window. Built-in airing cupboard with radiator.

BEDROOM TWO 12' 7" x 10' 11" (3.84m x 3.33m) Window to the rear with long views. Cupboard housing the Glow Worm gas fired boiler servicing central heating and hot water.

BEDROOM THREE 9' 6" x 7' 7" (2.9m x 2.31m) Window to the front.

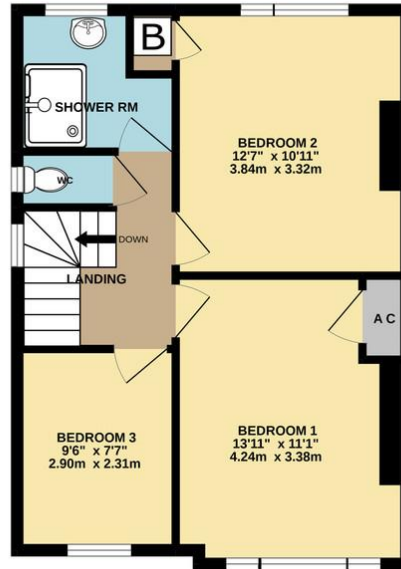
SHOWER ROOM Obscure glazed window to the rear. Vanity wash hand basin with cupboard and drawer unit under, double sized tiled shower with Mira 415 thermostatic shower control.

WC Window to the side. White modern close wc.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EXTERNALLY A shared drive leads down the side of the property. Lawned front garden.

To the rear of the property a good sized mainly lawned back garden with fence and wall boundaries.

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