



Briar Road, Plymouth, Devon, PL3

Offers Over: £250,000

Freehold

This divine three-bedroom semi-detached family home is positioned in one of Hartley's most prestigious streets. With exceptional local schools, nearby beautiful parks, and an array of local amenities close by, Hartley has always been tremendously popular. This wonderful home had a real abundance of character and charm with a great deal of original features still in place such as fireplaces and coving.

Property

The property has two well-proportioned reception rooms along with a substantial conservatory that whilst may be updated, has laid the foundations for a potential extension which without adopting too much of the rear garden subject to necessary planning and building constraints.

Furthermore, the home also boasts three good sized bedrooms upstairs and a driveway at the front. The rear gardens are immaculately presented and offer a wealth of flowerbeds and fruit trees, backing on to tennis courts behind therefore providing an open outlook. EPC: D

Accommodation

Entrance Porch Double doors to front, original tiled flooring, French doors into:

Entrance Hall 10'7" x 5'11" (3.23m x 1.8m). Carpet flooring, stairs to first floor, under-stairs storage, wall mounted radiator, wall light, door into:

Living Room 12'6" x 8'9" (3.8m x 2.67m). Plus bay recess. Carpet flooring, wall mounted radiator, double glazed bay window to front, cast iron fire with fireplace surrounding, wall lights, original coving, French doors into:

Dining Room 12'3" x 10'8" (3.73m x 3.25m). Max measurements. Carpet flooring, original cast iron fire with fireplace surround, wall mounted radiator, sliding doors into conservatory and door into:

Kitchen 12' x 9'1" (3.66m x 2.77m). Max measurements. Matching wall and base units, roll-edged worktops, part tiled walls, integrated 1 1/2 bowl stainless steel sink and drainer unit, space and plumbing for washing machine, integrated electric cooker with gas hob and extractor, space for fridge freezer,





double glazed window to rear, laminate flooring.

Conservatory 18' x 8'3" (5.49m x 2.51m). Tiled flooring, window to rear and side as well as doors to rear into rear garden.

First Floor Landing 8'8" x 6'4" (2.64m x 1.93m). Carpet flooring, double glazed window to side, doors into:

Bedroom 12'6" x 11'7" (3.8m x 3.53m). Max measurements. Hardwood flooring, double glazed window to front with attractive outlook, wall mounted radiator, full width fitted wardrobe.

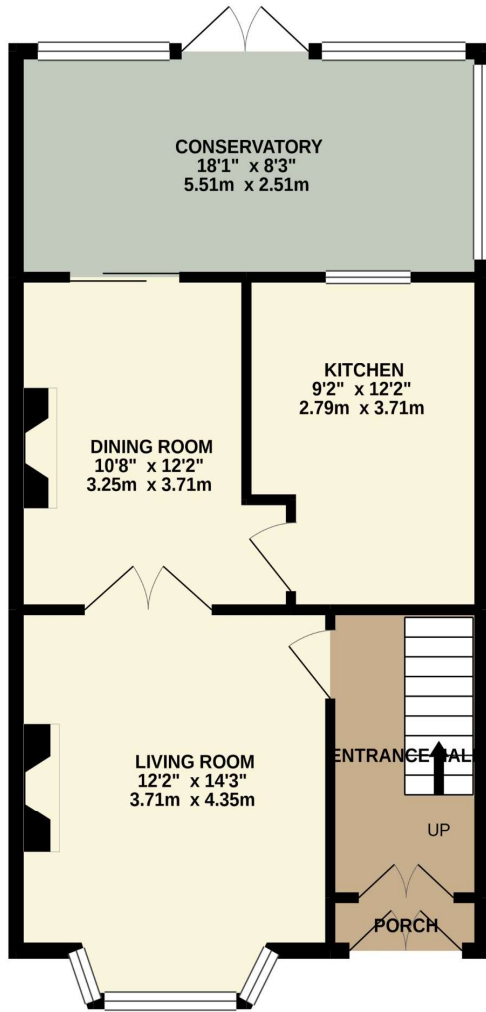
Bedroom 12'2" x 11'7" (3.7m x 3.53m). Hardwood flooring, wall mounted radiator, double glazed window to rear.

Bedroom 9' x 9' (2.74m x 2.74m). Carpet flooring, wall mounted radiator, double glazed window to front, recently installed wall mounted combi-boiler.

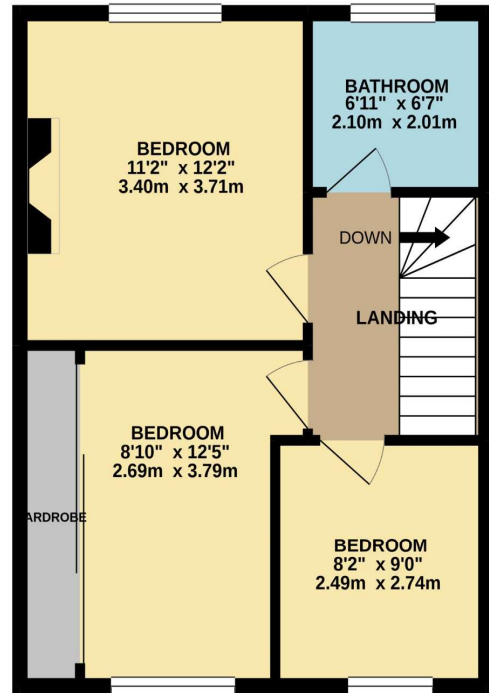
Bathroom 6'8" x 6'4" (2.03m x 1.93m). Tiled flooring, part tiled walls, low level WC, wash hand basin, bath with mixer taps and shower over, double glazed window to rear.

Outside The property has a well-presented front garden laid to lawn with flowerbed and hedgerow enclosure. At the front is also a driveway providing parking for one large vehicle. The rear garden is perfectly south facing and backs onto the Hartley Park tennis courts in behind. The garden has an array of flower beds and fruit trees and is showered in sunshine.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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