



Huntley Villas, Plymouth, Devon, PL3

Offers Over: £160,000

Freehold

This charming detached property is one of two properties built at the time and form Huntley Villas. The property remains untouched for some time and therefore offers immense potential for renovation and development. The home has two large double bedrooms however as both are dual aspect already, separating the largest of the two bedrooms could be straightforwardly accomplished. There may well even be opportunity to add an ensuite to the remaining double bedroom which would transform this home instantly. On the ground floor there are two substantial reception rooms, with the dining room leading into the kitchen. Again, with a little creativity and vision, this space would perfectly suit an open-plan style kitchen / diner perfectly suited to any family. The property sits on a surrounding plot with the side garden providing most of the outdoor space. This portion of the garden is a real suntrap and is partially laid to decking, with a further lawn. Once tidied up, the garden space would soon become a lot more useable and far greater in size. There is also great potential to reinstate what was a gated driveway within the side garden. EPC: TBC

Accommodation

Entrance porch 7'4" x 3'10" (2.24m x 1.17m). Brick built uPVC double glazed construction, double glazed windows to side and front, further original stain glass door leading into entrance hallway.

Entrance Hallway 15'3" x 6' (4.65m x 1.83m). Hardwood flooring, stairs rising to first floor landing, under stairs storage space, wall mounted radiator, doors into.

Living Room 17'3" x 11' (5.26m x 3.35m). Hardwood flooring, double glazed bay window to front, and double-glazed window to rear, original fireplace, wall mounted radiator.

Dining Room 15'3" x 10'6" (4.65m x 3.2m). Hardwood flooring, wall mounted radiator, double glazed windows to front and rear, TV point, knock through leading into the kitchen.

Kitchen 15'3" x 5'11" (4.65m x 1.8m). Tiled flooring, part tiled walls, range of matching wall and base units, integrated electric oven, electric hob and extractor fan over, space and plumbing for washing machine, space for tumble, space for separate fridge and freezer, integrated sink and drainer unit, wall mounted boiler, windows to front and side, also door to side leading into the garden.

First Floor Landing 9'7" x 6' (2.92m x 1.83m). Carpet flooring, double glazed window to rear, loft access, doors into:





Bedroom 17'3" x 11' (5.26m x 3.35m). Max measurements. Carpet flooring, double glazed windows to front and rear, wall mounted radiator. Potential to split the room into two.

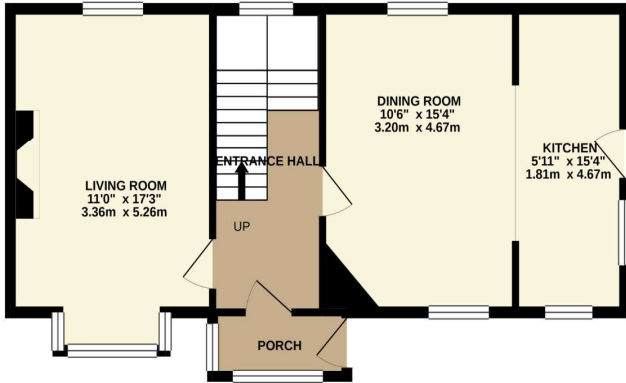
Bedroom 15'5" x 10'7" (4.7m x 3.23m). C carpet flooring, wall mounted radiator, double glazed windows to front and rear. Potential to add an ensuite.

Bathroom 8'6" x 5'3" (2.6m x 1.6m). Vinyl flooring, part tiled walls, low level WC, bath with mixer taps and shower over, double glazed window to front, wall mounted radiator.

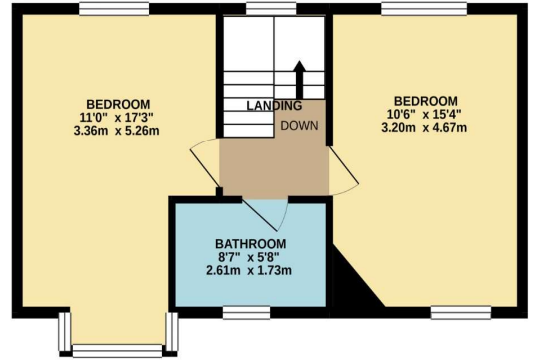
Outside The property is situated on an elevated plot and has a small front garden. Most of the garden is to the side of the property and this area is a real suntrap. There

is a raised area which could be cut back and made a lot more of, as well as a decked area and small lawn. A portion of the side garden was previously parking with gated access and a dropped curb in front so could easily be put back.

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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