



Town • Country • Coast



Hallerton Close

Plymouth

Offers In Excess Of £240,000



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Hallerton Close

Plymouth

Located in a convenient and popular location, east of the city centre of Plymouth, ideal for those looking for a family home. A very well presented mid terraced three bedroom house with good sized accommodation, recently refurbished with new carpets, modern kitchen, shower room and downstairs cloakroom. Offered with front and good sized rear gardens incorporating a useful 20'ft workshop and store, off road parking and enjoying far reaching rural views from the front aspect.

Upvc double glazed windows and doors were fitted in 2023. The front entrance hall, with understairs storage and useful downstairs cloakroom, leads to a good sized lounge enjoying far reaching views, recently re-fitted kitchen/diner with range of bespoke wall and base units incorporating an eye level electric oven, induction hob with canopy extractor over, integrated dishwasher and space for white goods. The mains gas fired central heating combination boiler is wall mounted. Window and patio doors off the dining area enjoy a sunny aspect over the rear gardens.

On the first floor landing is a built-in airing cupboard, access to a boarded loft, three good sized bedrooms, two doubles, one with a range of built-in wardrobes and a single, together with a recently refurbished shower room, with full length shower tray and rainfall mains fed shower over, vanity unit with basin, WC and cupboards below. Fully tiled walls.

Outside, to the front of the property is an enclosed garden with patio. Off road parking is allocated for one car and visitors parking available. To the rear of the house is an enclosed patio with steps leading up to a lawned area, fruit trees include small pear, plum and apple. A path then leads to a useful 20'ft x 10'ft timber workshop and a store shed.





Storm Porch

Entrance Hall

Lounge

12'10" x 10'2" (3.92 x 3.12)

Cloakroom

Kitchen/Diner

16'3" x 13'1" (4.97 x 4.00)

'L' shaped

First Floor Landing

Bedroom 1

13'9" x 10'1" (4.20 x 3.08)

Plus wardrobes

Bedroom 2

9'4" x 10'0" (2.87 x 3.07)

Bedroom 3

7'9" x 7'7" (2.37 x 2.33)

Shower Room

5'9" x 5'4" (1.76 x 1.63)

Workshop

20 x 10 (6.10m x 3.05m)

Services

Mains electricity, gas, water. water meter. mains drainage

Council Tax

Band B - Plymouth City Council

Tenure

Freehold

EPC

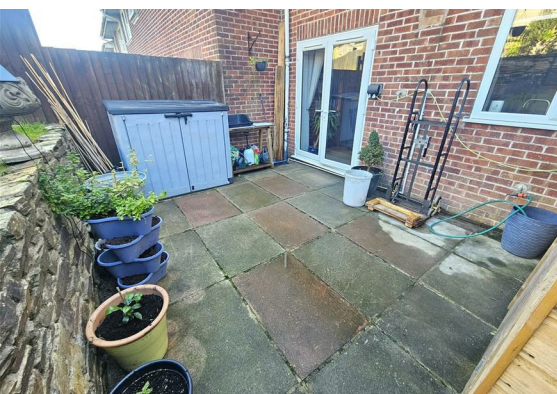
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Situation

Located to the east of the city centre, with good local schooling and within easy reach of local amenities. The location offers those that live there the best of both worlds - proximity to the city centre for work and social commitments, but also with ready access to the coast and Dartmoor to the north.

Directions

From Tavistock proceed to Yelverton on the A386 and at the roundabout take the 3rd exit and stay on the A386 towards Plymouth. At the roundabout take the 2nd exit and stay on Tavistock Road, use the left lane and turn left into Morgan Road. At the next roundabout continue straight onto Plymbridge Road B3432. At the next roundabout take the 3rd exit onto Novorossiysk Road, then turn left onto Bampton Road, then take the next left into Hallerton Close where the property can be found on the left.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

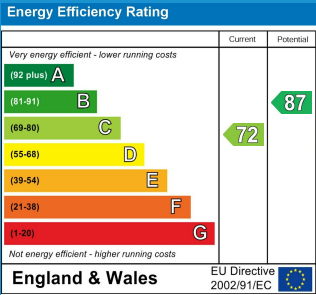
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.