

**Lot No.: 5**  
**3, ALLEYN GARDENS**  
HARTLEY VALE, PLYMOUTH, DEVON, PL3 5RS



- Freehold with vacant possession ●
- A three bedroomed semi-detached house in need of renovation ●
- Situated in a favoured residential district in close proximity to the A.38 Parkway linking Devon and Cornwall ●
- Well suited for refurbishment as a family dwelling for owner occupation or for letting purposes ●

## Property Details

### Location

Alleyn Gardens is located off Kneele Gardens in the popular residential district of Hartley Vale and within easy reach of Plymouth City Centre about 3 miles distant.

### Description

Probably built during the inter War period this substantial semi-detached house enjoys the benefit of a cul-de-sac location in an established residential area with garden, single garage and double glazing. It is now in need of repair and modernisation but is well suited for refurbishment to provide a 3 bedroomed family dwelling for owner occupation or for letting as a "buy-to-let" investment.

**EPC Rating:** E52

## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Dining Room and Kitchen

### First Floor

Landing, No.1 Bedroom (double), No. 2 Bedroom (double), No.3 Bedroom (single), Bathroom and separate W.C.

### Outside

Gardens to the front and to the rear.

### Outbuildings

Single Garage accessed from the side driveway.

### Tenure

Freehold with vacant possession

**Guide Price £145,000 - £155,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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