



# Falcon

01752 600444

## 22 The Drive

Hartley, Plymouth, PL3 5SX

£425,000







## In Brief

### Spacious 1930s family home in a prime Plymouth cul-de-sac with superb potential

|                        |                                     |                    |                     |
|------------------------|-------------------------------------|--------------------|---------------------|
| <b>Reception Rooms</b> | Two large reception rooms           |                    |                     |
| <b>Bedrooms</b>        | Living room with sepate dining room | <b>Parking</b>     | Driveway and garage |
| <b>Heating</b>         | Gas central heating                 | <b>Council Tax</b> | E                   |
| <b>Area</b>            | 1335 Sq Ft                          |                    |                     |
| <b>Tenure</b>          | Freehold                            |                    |                     |

## Description

NO ONWARD CHAIN ! Situated in one of Plymouth's most sought-after residential locations, this spacious 1930s-style three double bedroom semi-detached family home offers a fantastic opportunity for buyers looking to create their ideal home. Requiring some modernisation and updating throughout, the property is positioned towards the end of a small and quiet cul-de-sac, immediately adjacent to The Torr Home residential home, providing a particularly peaceful setting. The accommodation briefly comprises a welcoming entrance hallway leading to a generous living room and a separate dining room, ideal for family life and entertaining. The kitchen is well fitted and is complemented by a useful rear utility room, along with a convenient downstairs WC. To the first floor, the landing gives access to three well-proportioned double bedrooms, a family bathroom and a separate WC. The property benefits from gas central heating and uPVC double glazing throughout. Externally, the enclosed rear garden enjoys a wonderfully private feel and backs directly onto the open grounds of Torr Home. To the front, there is an additional garden area together with a driveway providing off-road parking and access to the attached single garage. This is a superb opportunity to secure a home on one of Plymouth's finest roads and add your own style and value. The location offers easy access to Plymouth city centre, the A38, Derriford Hospital and several highly regarded local schools. Early viewing is highly recommended to fully appreciate the potential and setting of this excellent family home. \*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\* \*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

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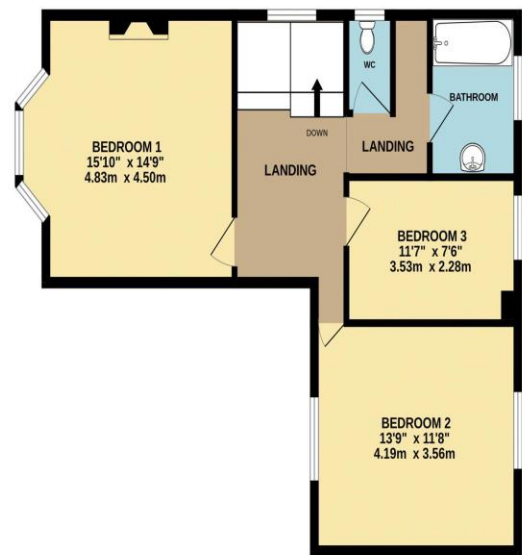
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## Floor Plans

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      | 74                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
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