



2c Pier Street, West Hoe, Plymouth, Devon, PL1 3BS

Guide Price £385,000

Nestled in the sought-after central location of West Hoe, this modern townhouse offers the perfect blend of bright contemporary living and coastal charm. Just a short stroll from the iconic Plymouth Hoe Foreshore, residents can enjoy breathtaking panoramic views across Plymouth Sound, including the picturesque Drakes Island and historic Plymouth Hoe.

This vibrant area offers convenient access to local Marinas at Millbay, the Ferry Port, a local doctors' surgery and is within walking distance of the city centre, and the nationally acclaimed Theatre Royal and the Plymouth Pavilions. Also within walking distance are the historic Barbican and the Royal William Yard – both home to a fantastic selection of restaurants, bars, cinemas, and galleries.

First occupied approximately four years ago, the property showcases a sleek, neutral décor and high-quality finishes throughout. Upon entering, you are greeted by a welcoming hallway with elegant oak flooring that flows seamlessly through the ground floor. A downstairs WC/cloakroom adds convenience, while the heart of the home is the spacious open-plan kitchen, dining, and living area.

The contemporary kitchen features stylish white high-gloss, handleless units, square-edge worktops, and a range of integrated Bosch cooking appliances, comprising of an induction hob, oven, and microwave/hot air oven. There is also a 70/30 fridge freezer and dishwasher. Additional features include a separate cooker hood, a unit incorporating recycling bins, and a practical breakfast bar with additional pop-up sockets. Off the kitchen area, there is the benefit of a convenient utility cupboard, capable of housing a washing machine and tumble dryer, with an additional separate useful understairs storage closet alongside. At the rear, bi-fold doors open onto a private garden – perfect for indoor-outdoor living.

Upstairs, all bedrooms have good natural light, each having two windows. The first floor offers two well-proportioned bedrooms and a luxurious four-piece family bathroom. Glass balustrades with chrome handrails add a touch of modern elegance to the staircase and landings. The second-floor hosts two further bedrooms, including a generous master suite complete with Juliet balcony and en-suite shower room. On the second-floor landing there is a convenient linen cupboard housing the combi-boiler and also a loft access hatch. Additional benefits include uPVC double glazing throughout, gas central heating, and PV solar panels. The property is still under its Premier Build Guarantee, offering peace of mind to prospective buyers.

Outside, the fence-enclosed rear garden includes a double power socket, outside tap, and rear gates. This property has the advantage of owning a single parking space directly through the rear gates. An additional parking space is also available, as the wide rear gates may be opened to allow extra parking within the garden area.

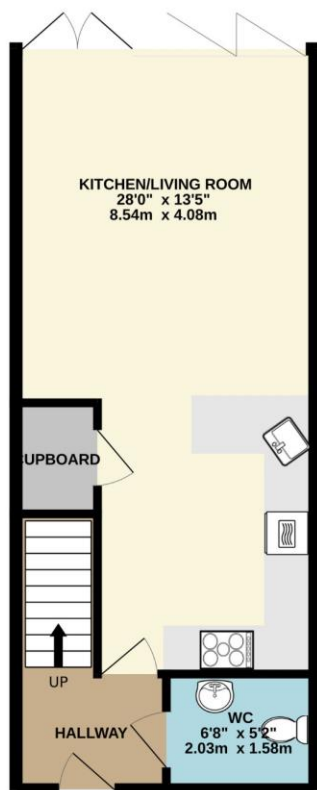
The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.



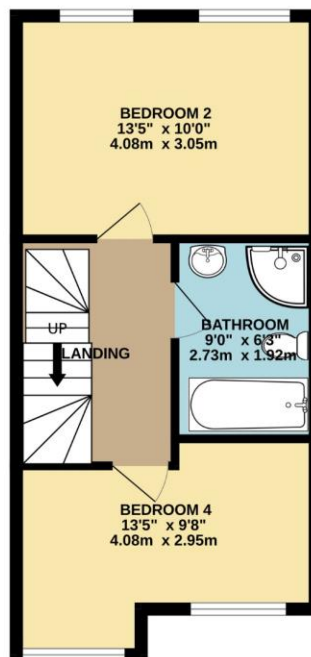
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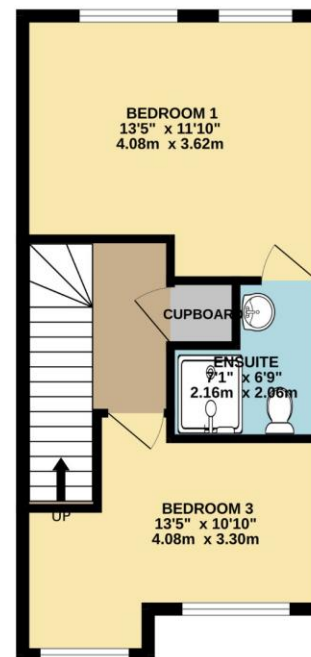
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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