



# 103 HOOE ROAD

PLYMOUTH, PL9 9QP

£379,950  
FREEHOLD

#### Key Features:

**4 Bedrooms:** Spacious and bright, each bedroom is designed for comfort and functionality, with plenty of natural light.

**Large Master Bedroom with En-Suite:** The master bedroom is spacious with a stylish en-suite bathroom. It also has large built-in storage.

**Utility Room:** Practical and well-sized, the utility room offers added convenience for laundry and storage, keeping the main living areas clutter-free.

**Outhouse:** Located in the expansive rear garden, the outhouse is a versatile space, ideal for use as a home office or gym with potential for customisation. The pool table is included with sale.

**Large Garden:** The property boasts a substantial rear garden, offering plenty of room for outdoor activities, gardening, or simply enjoying sunny afternoons with family and friends.





TOTAL FLOOR AREA: 1646 sq.ft. (152.9 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.  
 Made with Metropix C2024



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

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