



Connells

Hooe Road
Plymouth



Property Description

This four bedroom end-terraced property is located in a prime position in Hooe, close to a good local school, park and public house. Offering coastal walks with exceptional views nearby and with the water taxi across to Plymouth Barbican easily accessible.

The property benefits a spacious kitchen / diner, utility room and lounge to the ground floor with patio doors giving access to the rear courtyard. There are two good sized bedrooms to the first floor with family bathroom, bedroom one with ensuite and bedroom four / office are located to the second floor making this an ideal family home, offering a good amount of living space.

Entrance

Enter the property through a door to the front aspect. There is a radiator and original oak flooring.

Lounge

13' 8" max x 13' 2" into bay (4.17m max x 4.01m into bay)

There is a double glazed bay window to the front aspect, a radiator, open fireplace, original oak floor boards and a lovely feature window seat with built in storage.

Kitchen / Diner

12' 11" plus recess x 11' 6" (3.94m plus recess x 3.51m)

A modern fitted kitchen comprising; matching wall and base units with complimentary work surfaces over, electric oven. gas hob with cooker hood, a radiator, space for a fridge/ freezer, original oak floorboards and a open fireplace. French doors lead to the rear courtyard.

Utility Room

12' 2" x 5' 8" (3.71m x 1.73m)

Comprising wall and base units with work surface, space and plumbing white good, sink with drainer unit, a radiator, combi boiler, a radiator, tiled flooring and a double glazed window to the rear aspect.

First Floor

Bedroom Two

14' 1" max x 11' 5" (4.29m max x 3.48m)

The second bedroom is a double room with a radiator and double glazed window to the rear aspect.

Bedroom Three

18' 5" x 10' 2" (5.61m x 3.10m)

The third bedroom is a double bedroom with a radiator and a double glazed window to the front aspect.

Bathroom

The family bathroom comprises; wash hand basin, roll top bath, shower, low level WC, a radiator, part tiled and a double glazed window to the rear aspect.

Second Floor

The second floor landing has loft access and a double glazed window to the rear aspect.

Bedroom One

15' 10" plus wardrobe x 12' 4" max (4.83m plus wardrobe x 3.76m max)

Bedroom one is a double room with built in wardrobes, a radiator, fireplace, original floorboards and a double glazed window to the front aspect.

En-Suite

En-suite to bedroom one comprising; dual wash hand basin, low level WC, walk in shower cubicle, heated towel rail, tiled flooring and a double glazed velux window.

Bedroom Four

10' 8" x 9' max (3.25m x 2.74m max)

The fourth bedroom is a small double/ single bedroom with a radiator and a double glazed window to the rear aspect.

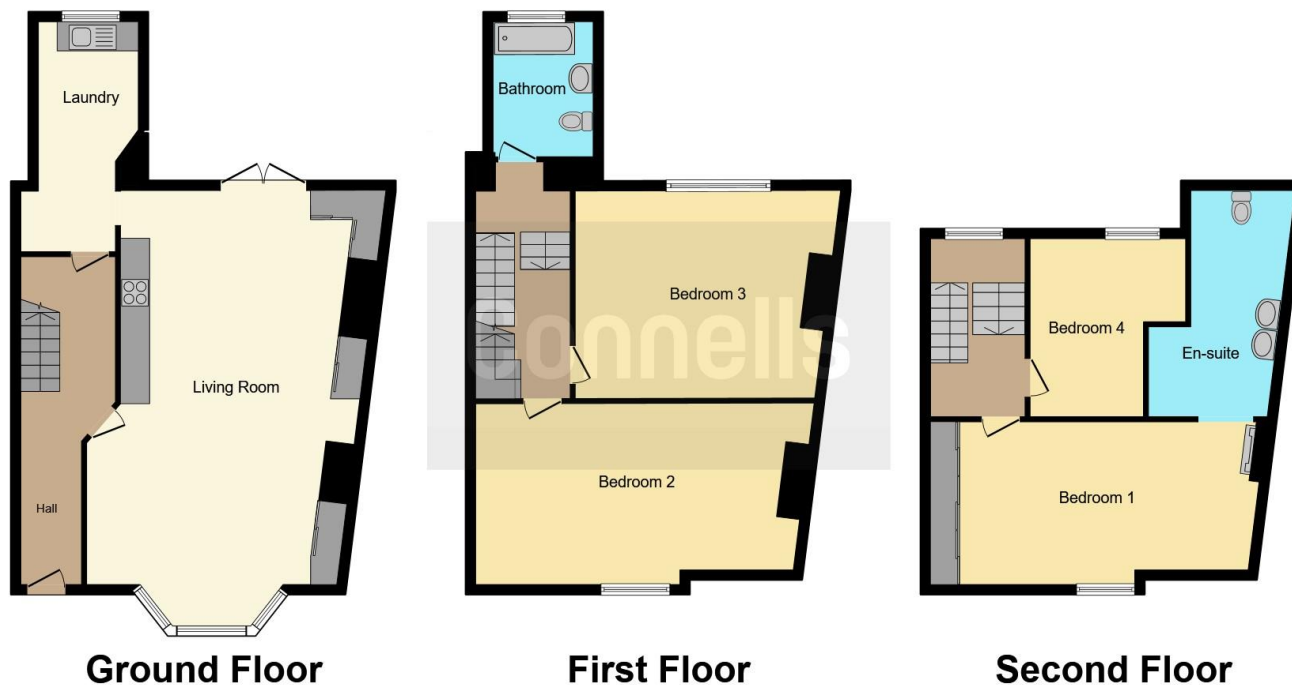
Outside Rear

To the rear of the property is a courtyard garden laid to patio and with rear access.

Outside Front

To the front of the property is a pretty front garden with a patio area for seating and raised planting beds to the side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 481 577
E plymstock@connells.co.uk

2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: D

view this property online connells.co.uk/Property/PLK306985



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLK306985 - 0006