



Barton Road

Barton Road, Plymouth, PL9 9RQ



Plymouth City Centre 4.4 miles, Plymouth Train Station 4.8 Miles, Exeter Airport 46.3 Miles

---

The owners have found the home a sanctuary from the busy world, as the house for them has been warm and quiet place to come to, with lovely views of Hooe lake directly in front of the house. EPC C

---

- End-terrace Waterside Property
- Four Bedrooms
- Family Bathroom & Ensuite Facilities
- Kitchen with Dining Area
- Two Full Width Balconies
- Garage & Parking
- Freehold
- Council Tax Band E
- EPC C

Guide Price £425,000

### Situation

Barton Road is located in Hooe , south-east of Plymouth, with plenty of amenities, such as the community centre, beach cafes and the Plymouth Yacht Haven. Commute into Plymouth city centre is just over 4 miles away.

### Description

A waterside, 3-storey, end-terrace townhouse, directly overlooking Hooe lake, where the current owners have enjoyed the views, including when the dolphins swim directly opposite them. This wonderful home has 3/4 bedrooms, kitchen diner, reception and two full width balconies, both waterside facing.

### Accommodation

On the ground floor of this wonderful waterside home, is the 4th bedroom/home office, cloakroom and the kitchen that is open plan to the dining area, with French doors to the rear patio garden. The second floor has a double bedroom with an ensuite shower room to the rear and the sitting room to the front, with a balcony overlooking Hooe lake. The top floor has a bathroom and two further bedrooms, with the front bedroom having the benefit of a full width balcony.

### Outside

There is a small garden to the front and to the rear there is an enclosed courtyard garden, part paving, part shingles and part decking, with a rear access gate leading to the garage and parking.

### Services

Mains Drainage & Mains Electricity  
Heating: Mains Gas Central Heating

Broadband: Fibre  
Council Tax: Band E  
£108 biannual maintenance charges  
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

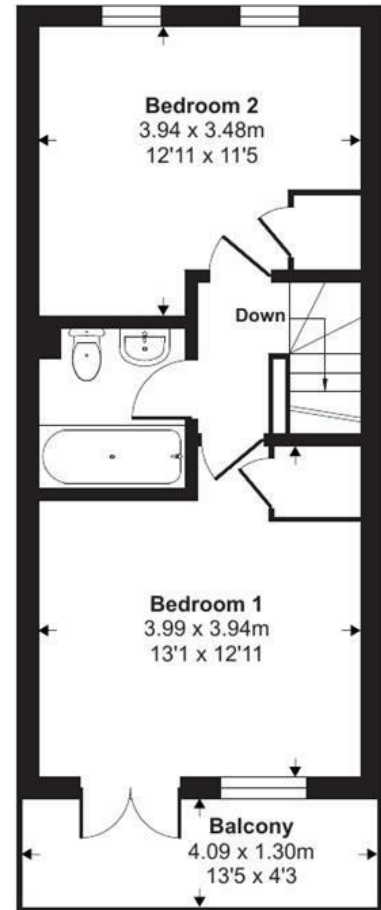
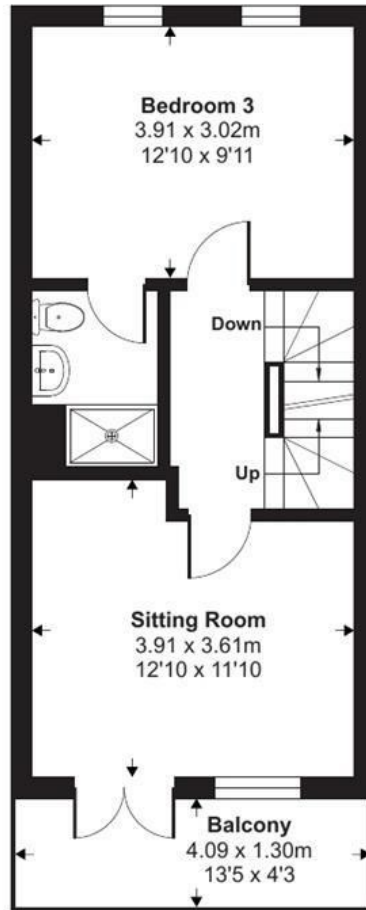
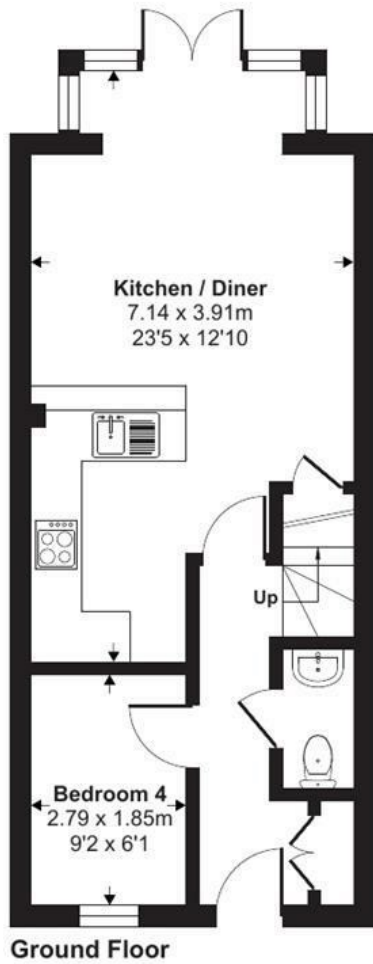
### Directions

Using Sat Nav - Postcode PL9 9RQ, when crossing Laira Bridge with Plymouth city behind you, at the roundabout, take the 3rd exit onto Pomphlett Road, at the next roundabout, take the 2nd exit and stay on Pomphlett Road, continue until you turn right onto Dean Cross Road and keep driving until Barton Road appears on your right.



Approximate Area = 1179 sq ft / 109.5 sq m

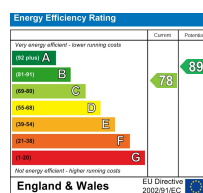
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Stags. REF: 1062348

These particulars are a guide only and should not be relied upon for any purpose.

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT



01752 223933  
plymouth@stags.co.uk

stags.co.uk