



Asking Price £260,000

Novahomes are delighted to offer this extremely well presented and spacious two bedroom mid terrace house situated in an elevated position in a popular location in Hooe. This family home has fantastic far reaching views over to Hooe Lake, Cattewater, and the Plymouth city centre. The property has the opportunity to be converted into a three bedroom home and currently comprises; entrance hall, a well presented modern fitted kitchen with an integrated hob, oven and a dishwasher, there is a generous size lounge/diner with a patio door leading to the rear garden. The first floor was designed as a three bedroom home but has had two rooms combined together to create a large master bedroom. There is a second double bedroom and a well presented modern fitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front of the property there is a brick paved driveway which provides access to the single integral garage and off road parking for two cars. To the rear of the property there is a westerly facing recently landscaped low maintenance rear garden with Indian sandstone paving and artificial grass area. From the garden there are stunning views across Plymouth.

Hooe Hill, Plymstock, PL9 9QG

Accommodation Comprises

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Entrance Hall 3.69m (12` 1") x 0.89m (2` 11")
Double glazed entrance door. Tiled floor. Single radiator. Arch opens into the kitchen. Doors to the lounge/diner and garage.

Kitchen 3.69m (12` 1") x 2.08m (6` 10")
Fitted kitchen with base and eye level storage cupboards, roll edge worktops. Inset one and a half bowl sink with single drainer and mixer taps. Tiled splashbacks. Built in double oven and five ring hob with extractor hood over. Double glazed window to the front aspect. Space for upright fridge/freezer. Integrated dishwasher.

Lounge/dining room 5.67m (18` 7") x 4.54m (14` 11")
Feature fireplace with fitted electric fire. Double glazed patio doors lead to the rear garden. Stairs to the first floor. Radiator.

First floor landing
Doors to the bedrooms and bathroom. Access to the loft space. Storage cupboard.

Bedroom one 5.67m (18` 7") Max x 4.57m (15` 0")
Previously arranged as two bedrooms but now knocked into one large room. Double radiator. Twin double glazed windows to the rear aspect with open views across the surrounding area taking in Hooe Lake.

Bedroom two 3.72m (12` 2") x 2.95m (9` 8")
Double glazed window to the front aspect. Double radiator.

Bathroom 2.62m (8` 7") x 1.67m (5` 6")
Suite in white comprising: Bath with separate shower unit over. Pedestal wash hand basin. Low flush WC. Tiled walls and floor. Obscure double glazed window. Heated towel rail.

Rear Garden
Westerly facing rear garden comprising: Generous rear garden recently landscaped with Indian sandstone paved seating area and artificial lawn which enjoys open views looking towards Hooe Lake.

Drive
Brick paved drive provides off street parking for two cars and leads to the garage.

Garage 5.11m (16` 9") Max x 2.43m (8` 0")
Power and light. Electric roller door. Plumbing for washing machine. Wall mounted gas boiler.

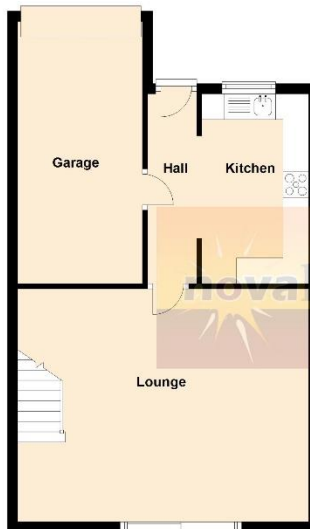
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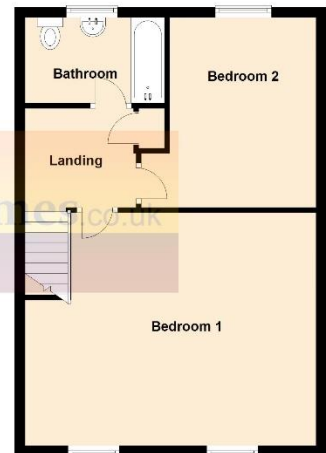




Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

