



## 3 Pollard Close

Hooe, Plymouth, PL9 9RR

£299,950



Nicely-presented semi-detached house in a sought-after location in Hooe close to Jennycliff. The accommodation briefly comprises an entrance porch, lounge, open-plan kitchen/dining room & an extended conservatory overlooking the garden. On the first floor are 3 bedrooms & bathroom. Drive & garage. Front & rear gardens. Double-glazing & central heating.



POLLARD CLOSE, HOOE, PL9 9RR

## ACCOMMODATION

### ENTRANCE PORCH

Leading to the lounge.

### LOUNGE 16'8 x 12'11 (5.08m x 3.94m)

Window with fitted blinds to the front elevation. Chimney breast. Staircase ascending to the first floor. Under-stairs cupboard. Access into the kitchen/dining room.

### KITCHEN/DINING ROOM 16'7 x 10'4 (5.05m x 3.15m)

Running the full-width of the property. Ample space for dining table and chairs. Window to the side elevation. Kitchen cabinets with matching fascias, work surfaces and splash-backs. Integral appliances include fridge-freezer, dishwasher, washing machine and tumble dryer. Double oven and grill. 5-burner gas hob with a cooker hood above.

### CONSERVATORY 15'2 x 8' (4.62m x 2.44m)

uPVC double-glazed windows to 2 elevations. Polycarbonate glazed roof. Views over the rear garden. Door leading to outside.

## FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation.

### BEDROOM ONE 13' x 9'11 (3.96m x 3.02m)

Window with fitted blind to the front elevation.

### BEDROOM TWO 11'1 x 9'11 (3.38m x 3.02m)

Window to the rear elevation overlooking the garden. Loft hatch. Cupboard housing the Worcester gas boiler.

### BEDROOM THREE 10'2 x 6'5 (3.10m x 1.96m)

Window with fitted blind to the front elevation.

### BATHROOM 6'4 x 6'2 (1.93m x 1.88m)

Comprising a bath with a shower system over and glass screen, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. Towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### GARAGE 16' x 7'8 (4.88m x 2.34m)

The garage has been utilised as a store/utility room with space for appliances. Storage cupboards. Power and lighting. Window to the front elevation. Doors to the front and rear elevations.

## OUTSIDE

To the front a driveway provides off-road parking. Beside the drive the garden is laid to lawn. The rear garden is laid to lawn together with areas of decking. There is access to the rear of the garage.

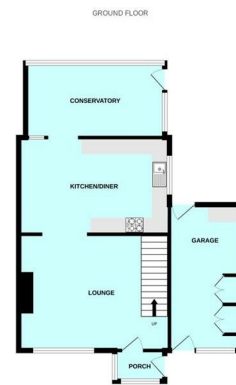
## COUNCIL TAX

Plymouth City Council  
Council tax band C

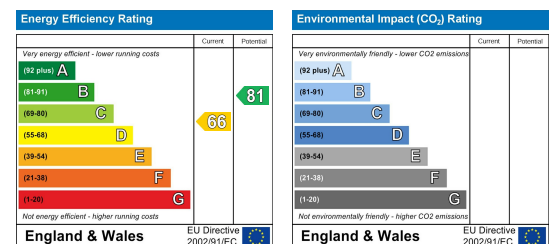
## Area Map



## Floor Plans



## Energy Efficiency Graph



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