



## 149 Hooe Road

Hooe, Plymouth, PL9 9NL

£325,000



Older-style semi-detached house situated in a superb position well set back from the road with a mature front garden. There is a garden to the rear, detached garage & parking for 2 cars. The accommodation comprises a hallway, lounge, dining room, kitchen with separate utility & downstairs cloakroom/wc. On the first floor there are 3 bedrooms & bathroom together with a utilised loft room. Double-glazing & central heating.



## HOOE ROAD, HOOE, PL9 9NL

### ACCOMMODATION

Archway leading to a covered porch area.

### PORCH AREA

Front door and windows to the side and above. Opening to the hall.

### HALL 12'9 x 8' at widest point (3.89m x 2.44m at widest point)

Staircase ascending to the first floor. Under-stairs cupboards. Doors providing access to the ground floor accommodation.

### LOUNGE 14' into bay x 13'4 (4.27m into bay x 4.06m)

Bay window with fitted blinds to the front elevation. Chimney breast with wall-mounted gas fire.

### DINING ROOM 12' x 11'2 (3.66m x 3.40m)

Window to the rear elevation overlooking the garden. Chimney breast.

### KITCHEN 13'8 x 8'1 at widest point (4.17m x 2.46m at widest point)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in NEFF double oven and grill. Inset hob. Space for free-standing fridge-freezer. Space and plumbing for dishwasher. Overhead consumer unit and electric meter. Windows to the side and rear elevations. Glazed doorway opening into the utility room.

### UTILITY ROOM 7'4 x 6'6 (2.24m x 1.98m)

Work surface with space beneath for washing machine and tumble dryer. Space for further free-standing fridge-freezer. Wall-mounted gas boiler. Matching wall-mounted cabinets. Window to the side elevation. Doorway leading to outside. Access to the downstairs cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with cupboard beneath. Medicine cabinet. Partly-tiled walls. Obscured window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation providing views towards Staddon Heights. Paddle-style staircase with hand rails either side providing access to the utilised loft room.

### BEDROOM ONE 13'8 into bay x 11'8 (4.17m into bay x 3.56m)

Bay window to the front elevation with views towards woodland.

### BEDROOM TWO 13'5 x 12'5 incl stairs (4.09m x 3.78m incl stairs)

Window to the rear elevation overlooking the garden. Chimney breast with cupboard to one side.

### BEDROOM THREE 7'7 x 7'3 (2.31m x 2.21m)

Window to the front elevation.

### BATHROOM 5'11 x 5'9 (1.80m x 1.75m)

Comprising an enclosed shower, wc, and corner-style pedestal basin. Fully-tiled walls. Window to the rear elevation.

### UTILISED LOFT ROOM 14'9 x 9'1 (4.50m x 2.77m)

Velux-style windows to 2 elevations. Eaves access.

### OUTSIDE

To the front there is a mature garden laid to lawn with a central pathway leading to the main front entrance. There are also trees and shrubs. To the side, there is a timber shed and an outside tap. A pathway leads around the side of the house accessing the rear. The rear garden is mainly laid to lawn together with a patio area. There is hedging at either side of the garden and, at the end is the garage and a paved parking area for 2 cars side by side.

### GARAGE 17'6 x 9' (5.33m x 2.74m)

Door to the front elevation. Access door to the side. Power and lighting.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

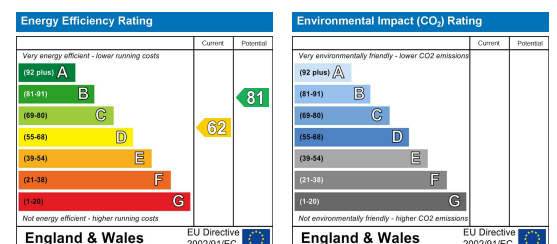
## Area Map



## Floor Plans



## Energy Efficiency Graph



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