



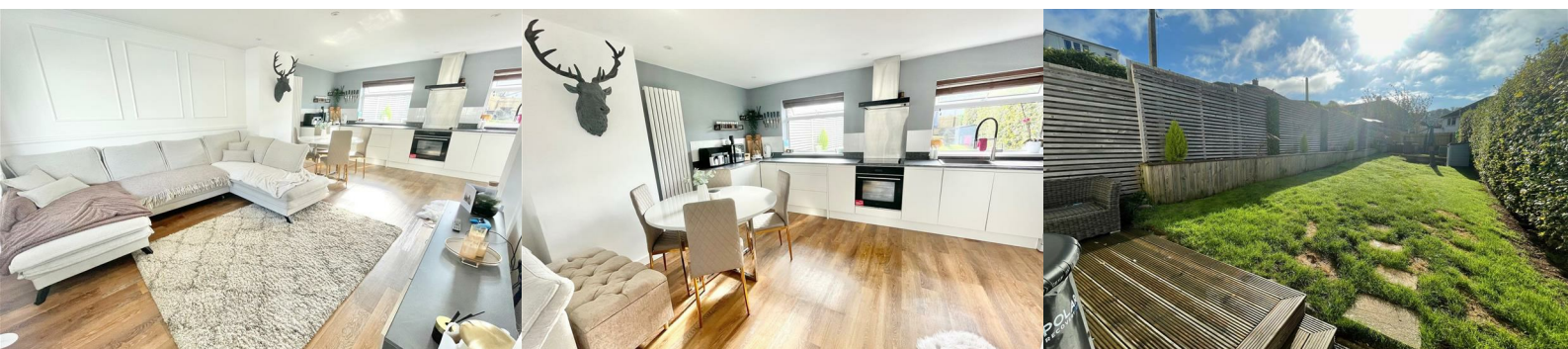
14 Fanshawe Way

Hooe, Plymouth, PL9 9PW

£265,000



A lovely contemporary styled semi-detached house which needs to be viewed. The accommodation briefly comprises a lovely open-plan living/kitchen area, useful utility space behind the garage store & 3 first floor bedrooms along with a white modern bathroom. Off-road parking to the front & lawned southerly-facing garden to the rear.



FANSHAWE WAY, HOOE, PL9 9PW

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

OPEN-PLAN LIVING/KITCHEN AREA 23'5" incl front bay x 15'2" total dimensions tota (7.15 incl front bay x 4.64 total dimensions total)

A lovely light open area, it has a dual aspect with double-glazed bay window to the front elevation and 2 double-glazed windows to the rear elevation. Vertical radiator. Inset ceiling spotlights. Within the kitchen area there is a series of work tops with a number of base units. Built-in electric 4-ring hob. Electric oven. Inset sink with a mixer tap. Integrated refrigerator and dishwasher. Built-in larder storage cupboard under the stairs. Door leading to the utility area.

UTILITY AREA 6'6" x 6'10" (2.0 x 2.10)

Space and plumbing for a washing machine. Wall-mounted gas boiler. Opening leading into the garage store.

GARAGE STORE 15'6" x 6'6" (4.74 x 1.99)

Wooden opening double doors to the front. Power. Light. Please note that this is a suitable space for motorbikes or storage and not large enough for a vehicle.

FIRST FLOOR LANDING

Loft hatch. Double-glazed window to the side elevation. Doors providing access to the first floor accommodation.

BEDROOM ONE 14'11" x 8'10" (4.55 x 2.71)

Double-glazed window to the front elevation. Radiator.

BEDROOM TWO 8'11" x 8'11" (2.73 x 2.72)

Double-glazed window providing a lovely aspect to the rear elevation. Radiator

BEDROOM THREE 6'10" x 5'11" (2.10 x 1.81)

Double-glazed window to the front elevation.

BATHROOM 5'11" x 5'1" (1.81 x 1.57)

A modern contemporary suite which includes a low level w c with boxed in cistern. Sink unit with mixer tap. P shaped bath with shower screen, mixer tap and attachment. Obscured double glazed window to the rear.

OUTSIDE

Off-road parking space for 1 vehicle. Concreted area with bin storage. At the rear there is a lovely southerly-facing garden enclosed by a combination of timber fencing and beech hedging. The majority of the garden has been laid to lawn and along one side there is a raised planted border. There is a raised timber decked area at both ends of the garden.

COUNCIL TAX

Plymouth City Council
Council tax band C

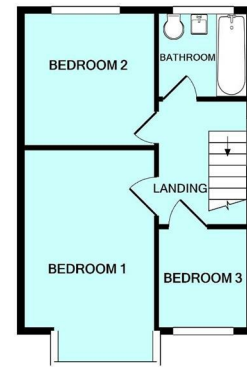
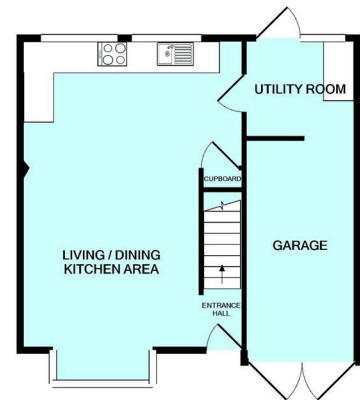
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

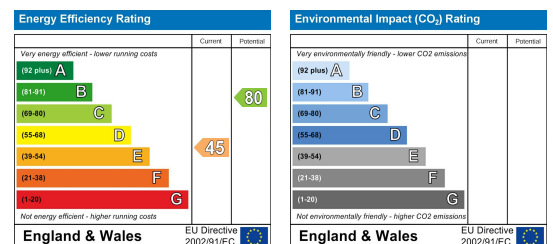
Area Map



Floor Plans



Energy Efficiency Graph



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