



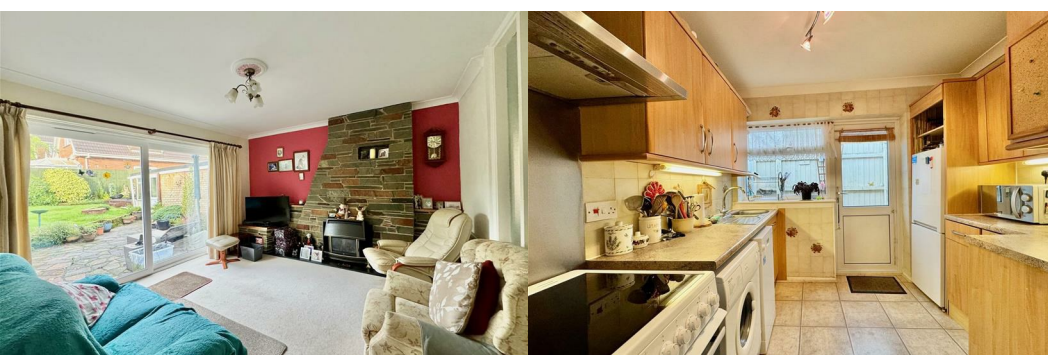
## 3 Westcombe Crescent

Hooe, Plymouth, PL9 9QQ

£325,000



Superbly-positioned detached bungalow occupying a level plot with driveway & garage. The property is being sold with no onward chain & has accommodation briefly comprising an entrance hall, open-plan full-width living room opening onto the south-westerly facing rear garden, kitchen, 3 double bedrooms & bathroom. Double-glazing & central heating. Front & rear gardens.





## WESTCOMBE CRESCENT, HOOE, PL9 9QQ

### ACCOMMODATION

Front door opening into the hallway.

### ENTRANCE HALL

Providing access to the accommodation. Loft hatch. Cupboard with slatted shelving. Further built-in cupboard housing the gas boiler.

### LIVING ROOM 22' x 12' (6.71m x 3.66m)

An open-plan room with ample space for seating and dining. Stone-built fireplace and chimney breast with a slate hearth and fitted gas fire. Dual aspect with a window to the side elevation and sliding double-glazed patio doors to the rear overlooking the garden and leading to outside.

### KITCHEN 9'2 x 9'2 (2.79m x 2.79m)

Range of matching cabinets with work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for free-standing fridge-freezer, cooker, washing machine and slimline dishwasher. Window to the side elevation. Doorway leading to outside.

### BEDROOM ONE 13'2 x 9'10 (4.01m x 3.00m)

Window to the front elevation. Recessed wardrobe with sliding mirrored doors.

### BEDROOM TWO 10'2 x 9'8 (3.10m x 2.95m)

Window to the front elevation. Recessed wardrobe.

### BEDROOM THREE 9'6 x 9'5 (2.90m x 2.87m)

Window to the side elevation. Built-in cupboard and drawer units.

### BATHROOM 7'4 x 5'6 (2.24m x 1.68m)

Comprising a bath with a mixer tap shower system over and a glass screen, wall-mounted basin and wc. Chrome towel rail/radiator. Mirrored bathroom cabinet. Tiled floor. Fully-tiled walls. Obscured window to the side elevation.

### GARAGE 17'2 x 7'10 (5.23m x 2.39m)

Up-&-over style door to the front elevation. Power and lighting.

### WORKSHOP 7'8 x 7'2 (2.34m x 2.18m)

Power and lighting. Window.

### OUTSIDE

The front garden is hard landscaped for ease of maintenance and is laid to slate chippings and paving. A paved driveway runs alongside the property providing off-road parking and access to the garage. The rear garden, which enjoys a south-westerly aspect, has areas laid to lawn and paving. There is a timber pergola, climbing wisteria, an area laid to decking, mature shrubs and an outside light.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### SERVICES

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

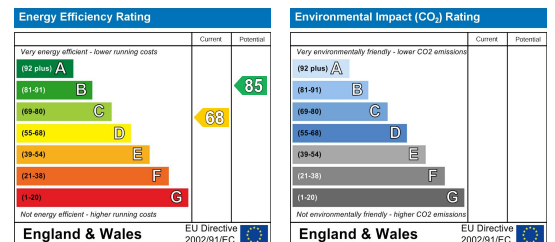
## Area Map



## Floor Plans



## Energy Efficiency Graph



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