



## 51 Hooe Road

Hooe, Plymouth, PL9 9QS

£297,500



An older-style detached cottage which is currently arranged as 2 self-contained flats but could be re-instated to one property if required. The property is known as '51' and '51a' Hooe Road. The ground floor flat briefly comprises an entrance hall, living room with adjacent kitchen, 2 double bedrooms & shower room. The first floor flat has a landing, living room, kitchen, 2 double bedrooms & a generous bathroom. Double-glazing & central heating throughout. No onward chain.





HOOE ROAD, HOOE, PL9 9QS

ACCOMMODATION

Front door opening into the entrance hall.

GROUND FLOOR FLAT

ENTRANCE HALL

Over-head fuse box. Under-stairs storage cupboard. Doors providing access to the accommodation.

LIVING ROOM 12'5 x 11'11 (3.78m x 3.63m)

Chimney breast with stone-built fireplace and a fitted fire. Cupboard housing the electric meter. Beamed ceiling. Window to the front elevation. Archway opening into the kitchen.

KITCHEN 9'2 x 6'3 (2.79m x 1.91m)

Range of base and wall-mounted cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven, hob and cooker hood. Space for separate fridge and freezer. Space and plumbing for washing machine. Wall-mounted Glow-worm gas boiler. Water meter. Matching beamed ceiling. Window to the rear elevation.

BEDROOM ONE 12'6 x 11'11 (3.81m x 3.63m)

Beamed ceiling. Window to the front elevation.

BEDROOM TWO 11'3 x 8'9 (3.43m x 2.67m)

Beamed ceiling. Window to the rear elevation.

SHOWER ROOM 7'11 x 4'2 (2.41m x 1.27m)

Comprising a tiled walk-in shower with a built-in shower system, wall-mounted basin and wc. Electric fan heater. Partly-tiled walls. Beamed ceiling. Obscured window to the rear elevation.

FIRST FLOOR FLAT

External door providing independent external access leading into an rear porch.

REAR PORCH 5'1 x 4'10 (1.55m x 1.47m)

Window to the rear elevation. Pitched roof with vaulted ceiling. Staircase ascending to the top landing. Intercommunicating door to the ground floor flat.

LANDING

Providing access to the accommodation. Water meter. Wall-mounted consumer unit.

LIVING ROOM 11'10 x 10'6 (3.61m x 3.20m)

Chimney breast with fireplace. Window to the front elevation.

KITCHEN 8'9 x 7'2 (2.67m x 2.18m)

Range of base and wall-mounted cabinets with matching work surfaces and splash-backs. Stainless-steel single drainer sink unit. Space for free-standing cooker with a stainless-steel cooker hood above. Space for washing machine. Space for fridge. Wall-mounted Baxi gas boiler. Loft hatch. Window to the front elevation.

BEDROOM ONE 11'10 x 10'4 (3.61m x 3.15m)

Chimney breast with shelving to one side. Window to the front elevation.

BEDROOM TWO 10'10 x 8'11 (3.30m x 2.72m)

Velux-style skylight to the rear elevation.

BATHROOM 10'1 x 7'6 (3.07m x 2.29m)

A generous bathroom comprising a bath with a mixer tap shower, pedestal basin and wc. Window to the rear elevation.

OUTSIDE

To the front there are gardens laid to lawn and a pathway leads to the main front door. A gravelled hardstand provides access to 51a. There are gardens to the side and rear elevations together with a raised patio area. External meters.

SERVICES

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

AGENT'S NOTE

51 Hooe Road is known as '51' and '51a' Hooe Road. 2 separate flats both of which are independently metered and have separate council tax. Although both flats are completely self-contained and have their own entrance doors there is an internal bolted door that connects the 2 flats. If kept as 2 flats this could be left bolted or sealed up or the door could be removed if re-instated to one house.

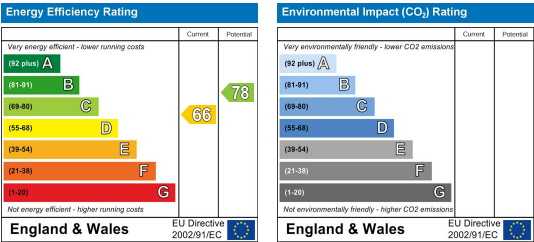
Area Map



Floor Plans



Energy Efficiency Graph



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