



116 Lalebrick Road, Hooe, Plymouth, PL9 9RP

Guide Price
£375,000




MILLINGTON TUNNICLIFF

116 Lalebrick Road, Hooe, Plymstock PL9 9RP



4



2



3



C



EPC

C

76



FULL DESCRIPTION

A most spacious 4 bedroom semi detached house located at the very end of this popular cul de sac in Hooe. The house has been extended and modernised, benefitting from an entrance hall, living room, dining room, kitchen/breakfast room and cloakroom/utility on the ground floor, together with the 4 bedrooms, dressing room, en suite shower room and family shower/WC on the upper floor. There is a good sized southerly facing rear garden and off road parking at front. The house is Upvc double glazed and gas centrally heated. EPC C 76.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with Upvc double glazed window to side, stairs to first floor, radiator.

DINING ROOM

16' 5" x 10' 4" (5.01m x 3.17m)

Double aspect with Upvc double glazed windows to side and rear, door to garden, radiator, opening to:

LIVING ROOM

12' 10" x 10' 3" (3.93m x 3.13m)

Upvc double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM

16' 10" x 16' 10" (5.14m x 5.15m)

(Maximum) A narrower room at the front increasing in width at the back fitted with range of base units and work surfaces, central island, single drainer one and a half bowl sink with mixer tap, dishwasher, built in double oven and hob with extractor over. Upvc double glazed window to front and French doors to the rear garden.

UTILITY/CLOAKROOM

Low level WC and wash basin, plumbing for washing machine.

FIRST FLOOR

LANDING

Access to loft with loft ladder.

BEDROOM 1

17' 3" x 10' 5" (5.26m x 3.18m)

Upvc double glazed windows at front and rear, door to walk in wardrobe with access to extension loft with loft ladder.

EN SUITE SHOWER/WC

6' 7" x 6' 3" (2.01m x 1.91m)

Shower cubicle, low level WC and wash basin, Upvc double glazed window to rear.

SHOWER/WC

6' 5" x 6' 2" (1.97m x 1.90m)

Upvc double glazed window to rear, shower, low level WC and wash basin.

BEDROOM 2

12' 11" x 10' 0" (3.96m x 3.05m)

Upvc double glazed window to front with views towards the Plym estuary, radiator.

BEDROOM 3

10' 9" x 9' 11" (3.29m x 3.04m)

Upvc double glazed window to rear, radiator.

BEDROOM 4

10' 2" x 6' 5" (3.10m x 1.98m)

Upvc double glazed window to front, bulkhead store cupboard.



EXTERIOR

There is parking at front for numerous vehicles. At rear there is a large corner plot backing onto woodland with several decked areas and large lawn.

TENURE

Freehold.

COUNCIL TAX

Band C.

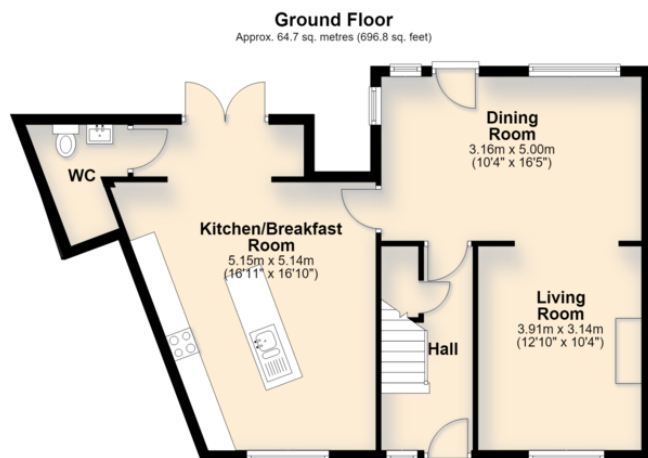
ADDITIONAL INFORMATION

There is mains electric, gas, water and drainage. internet is connected. The house is of conventional cavity construction.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



FLOORPLAN



Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

CONTACT

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