



 **LANG TOWN  
& COUNTRY**  
SALES

3 Woodside Avenue, Hooe, Plymouth, Devon, PL9 9NZ

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# Price £265,000



3 Woodside is a well-proportioned and extended three-bedroom semi-detached family home, ideally situated in the ever-popular residential area of Hooe, Plymstock. The accommodation begins with a spacious entrance porch which opens into a welcoming entrance hallway. From here, stairs rise to the first floor and there is a generous storage area, offering excellent potential for conversion into a or cloakroom or utility if desired.

The principal living accommodation features a bright dual-aspect lounge, centred around a feature fireplace with inset living flame gas fire, creating a comfortable and inviting space. The spacious kitchen/diner is fitted with a range of wall and base units and provides ample room for family dining and entertaining.

The property has been extended on the ground floor to create a versatile additional reception room, ideal for use as a family room, guest bedroom or home office. This extension is complemented by a ground-floor wet room, fitted with WC, wash hand basin and shower, making the layout particularly suitable for multi-generational living. On the first floor, there are three well-proportioned bedrooms and a recently fitted modern three-piece bathroom suite.

Externally, the property enjoys a generous front garden which offers the potential to create off-road parking, subject to the necessary planning consents. To the rear, a timber-decked seating area provides an ideal spot for outdoor dining and relaxation, leading onto a level, enclosed lawned garden—perfect for children and pets.

Woodside is located in the highly regarded area of Hooe, within Plymstock, known for its strong community feel and excellent local amenities. The property is well placed for popular primary and secondary schools, local shops and regular bus services providing easy access to Plymouth city centre.

The area is particularly prized for its proximity to outstanding coastal walks and green spaces, including Jennycliff, Hooe Lake and the South West Coast Path, with stunning views across Plymouth Sound. The nearby villages of Turnchapel and Oreston offer additional waterside pubs, cafés and marinas, making this an ideal location for families and those who enjoy an active outdoor lifestyle.



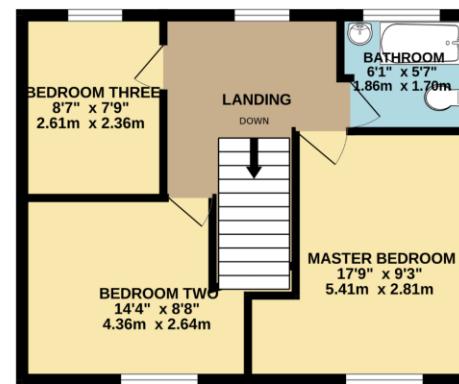
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Lang Town & Country  
6 The Broadway  
Plymstock  
Plymouth  
PL9 7AU  
Tel: 01752 456000  
Email: [plymstock@langtownandcountry.com](mailto:plymstock@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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