


# 95 Hooe Road, Hooe, Plymouth, Devon, PL9 9QP

LANG TOWN
& COUNTRY
SALES





# Price £260,000

Situated in a popular residential area of Plymstock, this extended three-bedroom semi-detached family home offers generous and versatile accommodation, together with the added benefit of a fantastic-sized rear garden.

The property has been extended to provide well-proportioned living space, making it an ideal home for families and those looking for additional room to enjoy. The accommodation briefly comprises an entrance porch leading into a generous-sized lounge, a separate dining room and a kitchen/breakfast room, providing plenty of space for both everyday family living and entertaining.

On the first floor, there are three well-proportioned bedrooms together with a family bathroom fitted with a three-piece suite.

One of the property's particular highlights is the fantastic-sized rear garden, offering excellent outdoor space for families, keen gardeners and those who enjoy entertaining during the warmer months.

The property is conveniently positioned for the many amenities available throughout Plymstock, including the Broadway Shopping Centre, which provides a range of shops, supermarkets and everyday facilities. There are also well-regarded local schools, regular bus services providing access into Plymouth city centre and the surrounding areas, together with a selection of local pubs, cafés and recreational facilities.

For those who enjoy the outdoors, the nearby Hooe Lake, Radford Park and the beautiful coastal walks around Mount Batten and Jennycliff are all within easy reach, offering plenty of opportunities to enjoy the surrounding coastline and countryside.

An excellent opportunity to acquire a spacious and extended family home in this popular Plymstock location, with a particularly appealing rear garden.

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

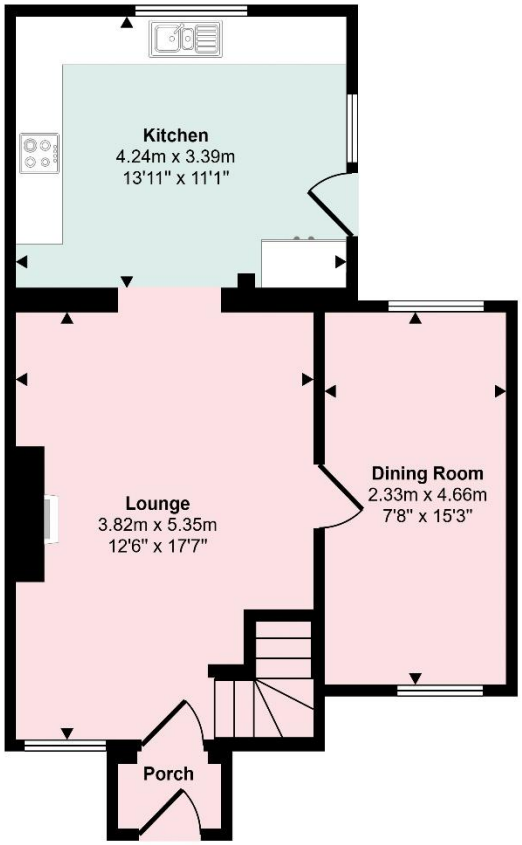




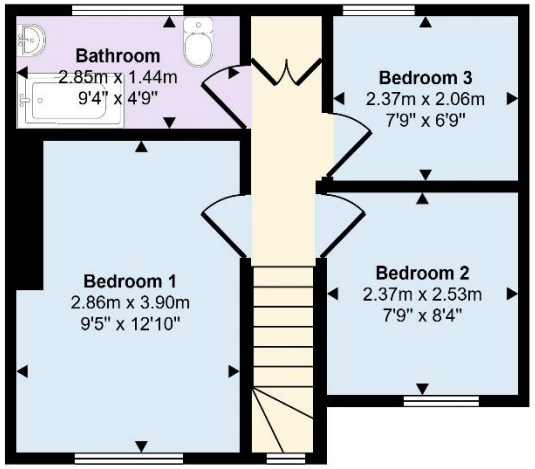




**Approx Gross Internal Area**
**82 sq m / 886 sq ft**




Ground Floor
**Approx 49 sq m / 529 sq ft**




First Floor
**Approx 33 sq m / 357 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


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