



61a Hooe Road

Hooe, Plymouth, PL9 9QR

£165,000



Situated in the sought-after area of Hooe is this spacious and well-presented 1-bedroom ground floor garden flat offering an excellent opportunity for first-time buyers, down-sizers or anyone wishing to remain in this popular community. The flat is conveniently located to all the village amenities including a post office, convenience store, public houses and a highly regarded primary school. The well-proportioned accommodation briefly comprises an entrance hall, lounge, kitchen, bedroom & modern shower room. Externally there is a decking area, level rear garden and the bonus of a substantial summer house/cabin which could be use as a home office, gym or additional accommodation. The property benefits from double-glazing and central heating and off-road parking for 1 vehicle. There is planning permission for a single storey extension to the kitchen. 25/01197/FUL



HOOE ROAD, HOOE, PL9 9QR

ACCOMMODATION

uPVC double-glazed front door to the side elevation opening into the entrance hall.

ENTRANCE HALL 26'0" x 20'9" (7.93 x 6.34)

Providing access to the accommodation. Under-stairs storage. Hard-wood effect vinyl flooring.

LIVING ROOM 51'6" into bay x 42'3" into alcove (15.7 into bay x 12.9 into alcove)

A generous reception room with a uPVC bay window to the front elevation. Portuguese marble feature fireplace fitted with an electric-effect wood burner. Hard-wood effect vinyl flooring.

KITCHEN/BREAKFAST ROOM 51'6" x 25'7" (15.7 x 7.8)

Range of matching white base and wall units with work surfaces and splash-backs. Dining/breakfast bar with seating for 2. Inset stainless-steel one-&-a-half bowl sink. Integrated single oven. 4-ring gas hob with matching splash-back. Wall-mounted Baxi combi boiler. Space for a washing machine. Space for a tumble dryer. Space for a fridge-freezer. Hard-wood effect vinyl flooring. Single-glazed uPVC door to the rear providing access to the decking.

BEDROOM 42'3" at widest point x 34'1" (12.9 at widest point x 10.4)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 29'2" x 14'1" (8.9 x 4.3)

Modern shower room comprising an enclosed shower cubicle fitted with a shower system with a spray attachment, rainfall shower head and a sliding shower screen door, wc and basin set into a cabinet providing storage and concealing the cistern. Fitted matching wall and base units. Vertical towel rail/radiator. Hard-wood effect vinyl flooring. uPVC double-glazed obscured window to the rear elevation.

SUMMER HOUSE/CABIN 37'4" x 28'2" (11.4 x 8.6)

A substantial summer house/cabin, ideal for a work-from-home space, office, gym or ancillary accommodation.

OUTSIDE

To the rear of the property there is a decked area providing ample space for sitting and dining. Steps lead down to a level garden and access to the summer house/cabin. The garden is enclosed by a mixture of wall, fencing and established plants and shrubs. At the rear of the garden there are 2 sheds. From the decked area, there is access to the side elevation of the property.

AGENT'S NOTE

There is planning permission for an extension to the rear of the property to extend the kitchen and create a dining space. 25/01197/FUL

The property is leasehold with 979 years remaining on a 999 year old lease. There is a peppercorn lease with no ground rent or service charges.

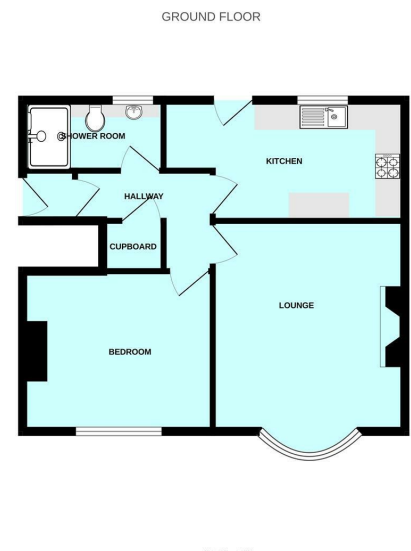
COUNCIL TAX

Plymouth City Council
Council tax band A

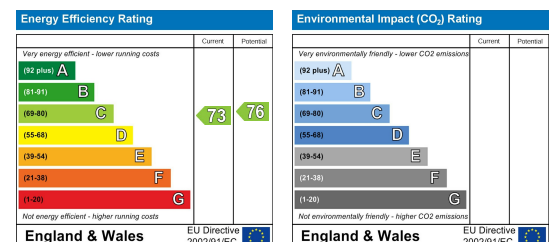
Area Map



Floor Plans



Energy Efficiency Graph



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