

23 Barton Road, Hooe, Plymouth, PL9 9RQ

LANG TOWN
& COUNTRY
SALES





Price £450,000

Situated in a superb waterside position on the banks of Hooe Lake, this spacious four-bedroom townhouse offers well-presented and versatile accommodation arranged over three floors, enjoying attractive views across the surrounding waterway.

The ground floor comprises a generous double bedroom (bedroom two) with an en-suite shower room and French doors opening directly onto the enclosed rear garden. There is also a useful utility room and a range of built-in storage cupboards, providing excellent practical space.

The first floor offers a particularly appealing living space, with a lounge featuring French doors opening onto a balcony where you can sit and enjoy the pleasant views across Hooe Lake. There is also a modern cloakroom/WC with built-in storage, together with a contemporary fitted kitchen/diner. The kitchen has been upgraded with a composite work surface and benefits from a range of integrated appliances, creating an ideal space for both everyday living and entertaining.

On the second floor are three further double bedrooms and a family bathroom. The principal bedroom is particularly impressive, featuring a walk-in wardrobe, a recently fitted en-suite shower room and attractive views across the surrounding waterway.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the integral garage, which has an up-and-over door, lighting and power. To the rear is an enclosed garden, laid mainly to lawn with a patio seating area, ideal for outdoor dining and relaxation. Pedestrian access is also provided via a rear walkway.

Hooe is a popular waterside location, particularly appealing to those who enjoy an outdoor lifestyle. Hooe Lake itself provides a wonderful setting for walking, sailing and other waterside pursuits, with a slipway and access to the surrounding coastal footpaths. The nearby Radford Park offers further recreational space, with attractive woodland walks and open green areas. Local amenities can be found at the Broadway Shopping Centre in Plymstock, which provides a good range of shops and everyday facilities, whilst there are also regular bus services connecting the area with Plymouth city centre and the surrounding districts.

An excellent opportunity to acquire a spacious waterside home offering four double bedrooms, three bathrooms, a balcony overlooking Hooe Lake, garage and parking.

Agents Note: The development is run by a management company and there is a yearly charge of £272.00 PA for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.

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











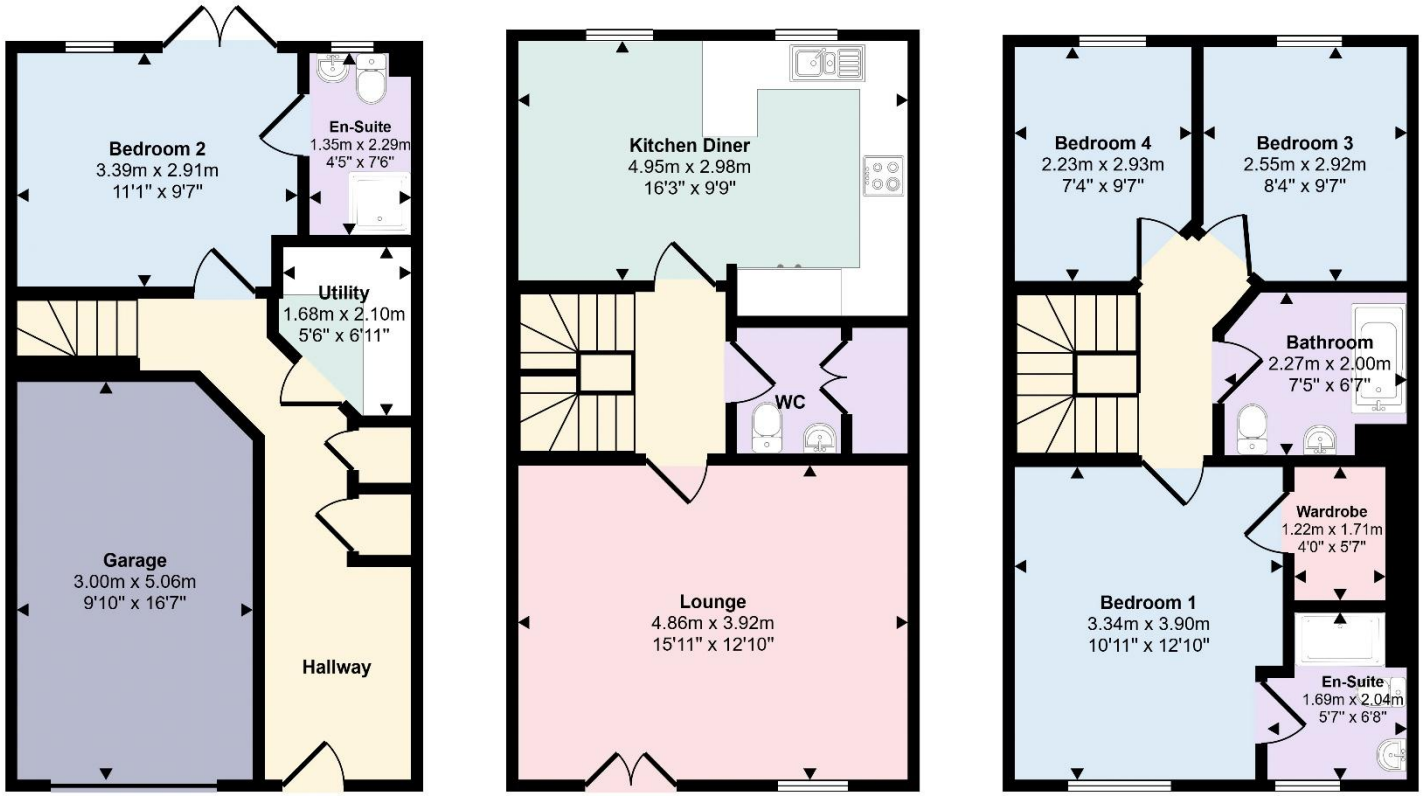








Approx Gross Internal Area
135 sq m / 1450 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

First Floor
Approx 45 sq m / 485 sq ft

Second Floor
Approx 45 sq m / 480 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.

Lang Town & Country
6 The Broadway
Plymstock
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstockoffice@langtownandcountry.com

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