



Oak Cottage



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Plymouth, PL9 9QY

Plymouth City Centre 4.4 miles, Plymouth Train Station 4.8 Miles, Exeter Airport 46.3 Miles

A fine example of a beautifully presented three bedroom waterside cottage situated in the popular village of Hooe, with private garden and pontoon.

- Detached Waterside Cottage
- Two Reception Rooms
- Fitted Kitchen
- Refurbished Bathroom
- Freehold
- Private Pontoon & Mooring
- 3 Bedrooms
- Separate Utility Room
- Courtyard Garden with Stunning Views
- Currently Small Business Rates

Guide Price £385,000

Hooe is a well regarded coastal location which has an array of local amenities which include, Primary School, General Store with post office, Newsagents, Public Houses and Restaurants. Regular transport links provide easy access to Plymstock, including the Broadway Shopping Centre and the vibrant Plymouth City Centre. A Water Taxi service is available from Mount Batten which provides access to the historic Barbican Waterfront. Coastal paths are close by along with the beautiful beaches of Bovisand and Jennycliff.

This delightful cottage is perfectly located on the waterfront enjoying unrivalled views over Hooe lake. The accommodation comprises a galley style fitted kitchen, with separate utility room, a dual aspect lounge with a feature wood burner and views over the lake and separate dining room. The first-floor landing provides access to an attractive, refurbished family bathroom, three bedrooms with the master bedroom benefiting from an impressive, vaulted ceiling and waterside views. External benefits include a walled, courtyard style garden, private pontoon and moorings.

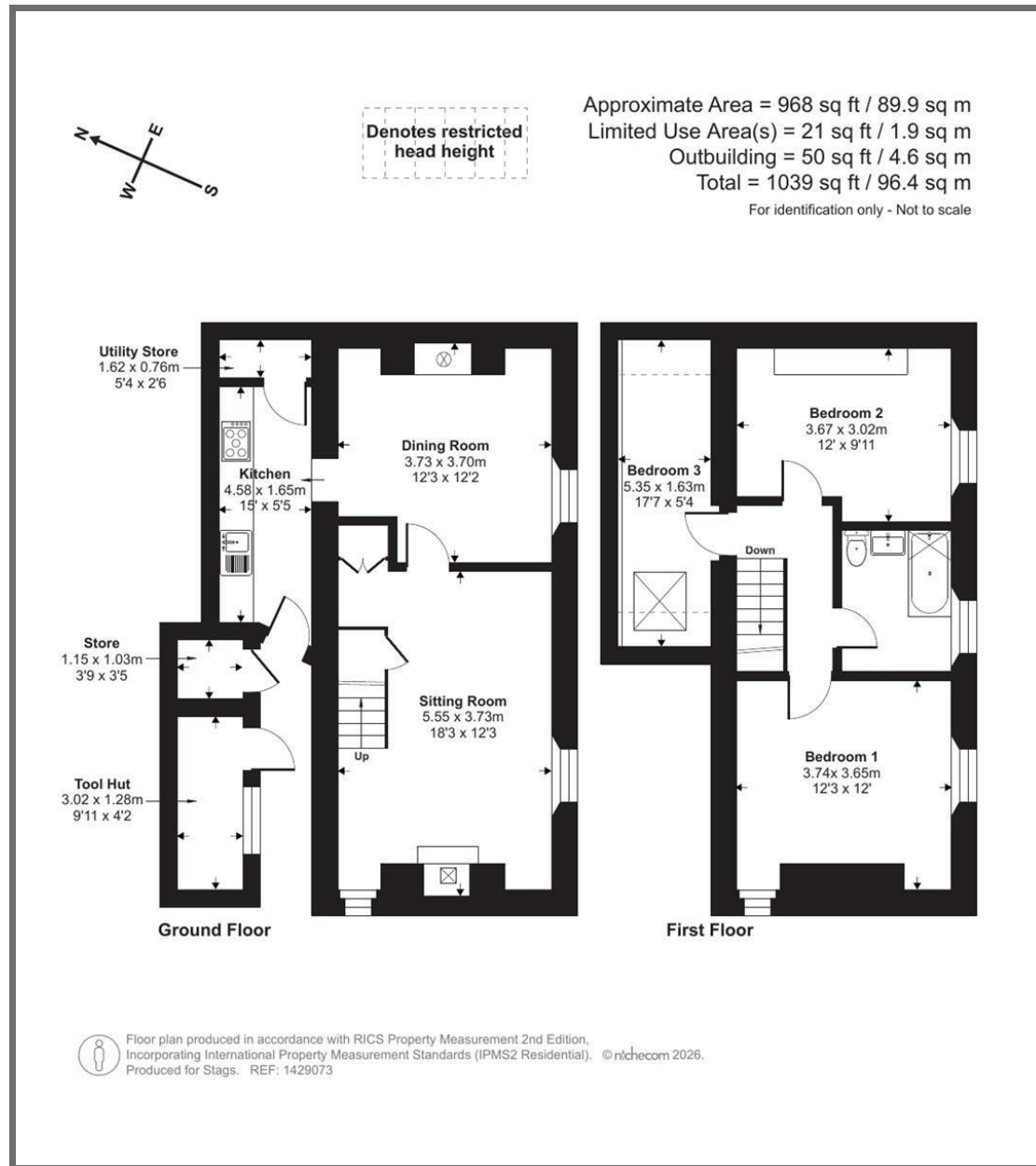
This property is currently run as a successful holiday let but would also work well as a full time residence, certainly attracting those keen on water sports or simply seeking the solitude of being by the water.

Mains electric, gas, water & drainage. Water is on a meter. Gas central heating. The latest data from Ofcom, Ultrafast broadband and mobile coverage from EE, O2, Three & Vodafone are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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