



39 Pollard Close, Hooe, Plymouth, Devon, PL9 9RR



**Price £265,000**

Located in a popular residential area, this three-bedroom semi-detached property offers versatile living space, a large plot, along with fantastic potential for buyers looking to modernise.

The accommodation comprises a living room, separate dining room, and kitchen to the ground floor, providing well-proportioned and versatile living space. Upstairs, there are two good-sized double bedrooms, a single bedroom which would also make an ideal study or nursery, and a family bathroom.

The property sits on a large plot, offering excellent outdoor space and scope for extension. Externally, there is a driveway providing off-road parking, a single garage, and a substantial rear garden.

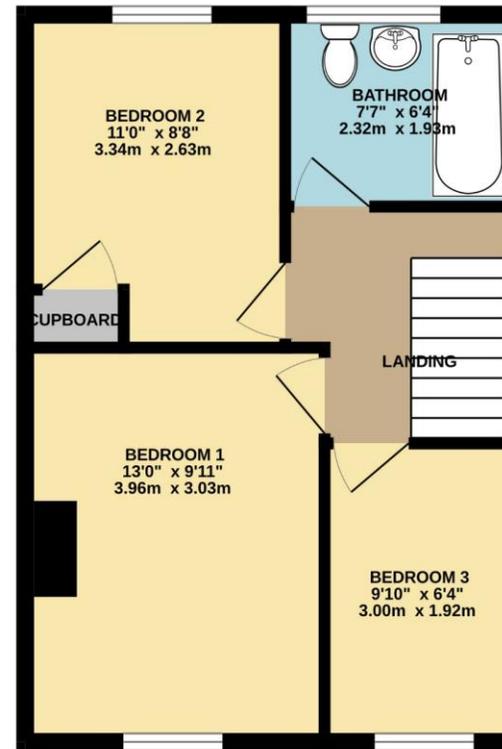
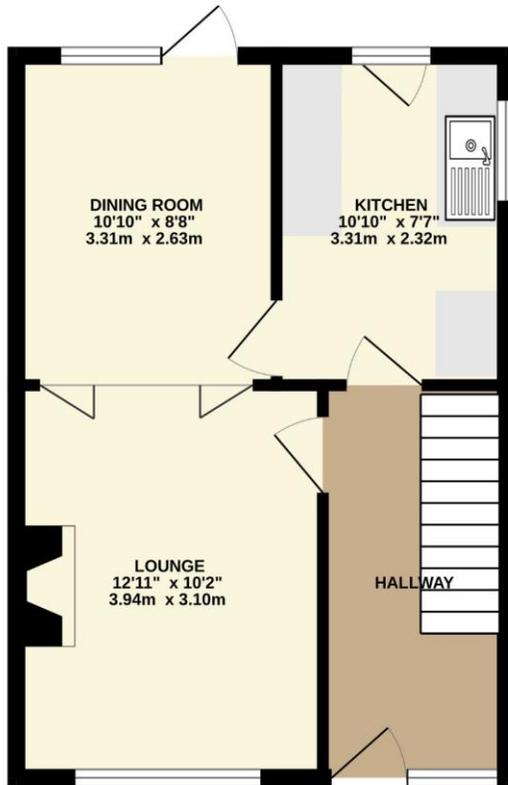
There are a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jenyncliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. Regular transport links provide access to Plymouth and the vibrant City Centre of Plymouth. Mount Batten offers a water taxi service providing access to the historic Barbican waterfront. Further recreational facilities include Fort Stamford, Staddon Heights Golf Course and the Mount Batten Water Sports Centre.



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

[www.langtownandcountry.com](http://www.langtownandcountry.com)





TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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