



LANG TOWN
& COUNTRY

30 Limeburners Road, Hooe, Plymouth, Devon, PL9 9FL



Price £320,000



30 Limeburners Road is a beautifully presented three-bedroom townhouse, ideally located within a highly sought-after development just moments from Hooe Lake and the charming Turnchapel Village, coming to the market with no onward chain. Tucked away in a quiet position on the estate, the property benefits from two allocated parking spaces and an enclosed rear garden, ideal for entertaining or relaxing outdoors. The property also benefits from solar panels which feed into the electricity supply, cutting down on utility bills.

The accommodation is thoughtfully arranged over three floors. On the ground floor, an inviting entrance hallway provides access to a convenient WC, a versatile study to the front is perfect for home working, and a spacious open-plan kitchen/diner to the rear. The first floor comprises a generous double bedroom with built-in storage and a private ensuite shower room. Also on this level is a comfortable lounge, enhanced by a Juliet balcony that brings in plenty of natural light. On the second floor, there are two further double bedrooms, both with fitted wardrobes, along with a family bathroom.



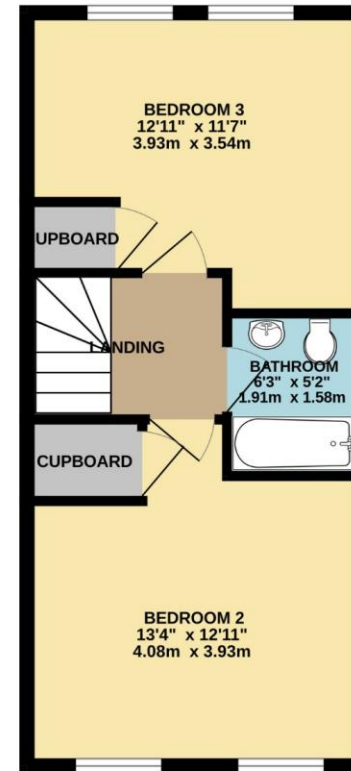
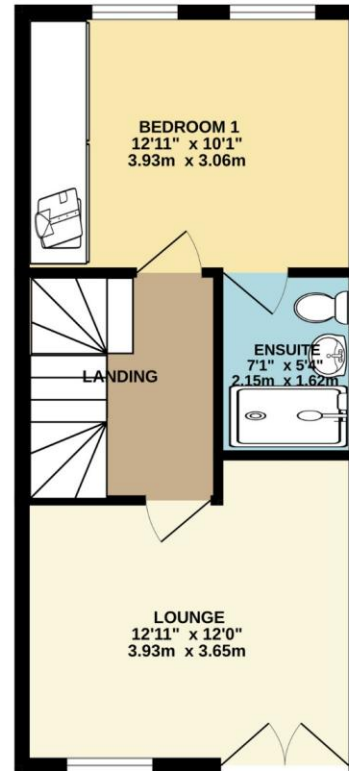
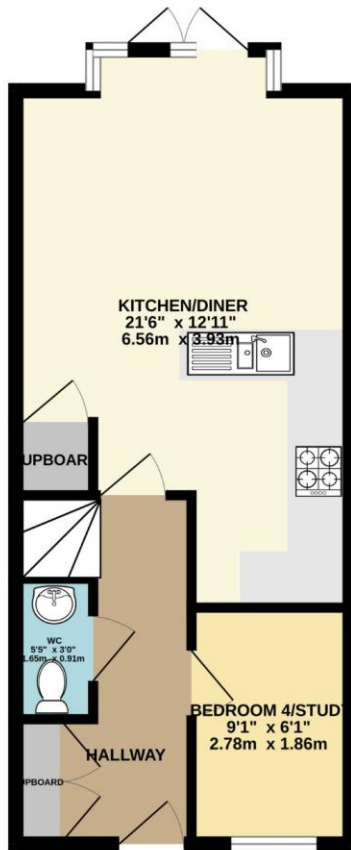
There is a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jennycliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. Regular transport links provide access to Plymstock 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.

This attractive home combines a peaceful setting with convenient access to local amenities and waterside walks, making it an excellent choice for families and professionals alike.

Agent's note: There is an estate management charge of £290 per year (£145 every 6 months).

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





TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lang Town & Country
6 The Broadway
Plymstock
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstockoffice@langtownandcountry.com

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