



106 Hooe Road

Hooe, Plymouth, PL9 9NS

£900 PCM



Semi-detached house in a popular area with unfurnished refurbished accommodation comprising lounge/dining room, conservatory, fitted kitchen, modern bathroom & conservatory & 2 double bedrooms. uPVC double-glazing & gas central heating. Off-road parking for 2 cars. Garage. Enclosed garden.



106 HOOE ROAD, HOOE, PLYMOUTH PL9 9NS

Accommodation (Accommodation)

uPVC door leading into the entrance porch.

ENTRANCE PORCH

Obscured double-glazed windows to the front and side elevations. Wooden part-glazed inner door leading into the lounge/dining room.

LOUNGE/DINING ROOM 19'3" x 14'4" maximum narrowing (5.87 x 4.37 maximum (5.89 x 4.38) narrowing)

Turning staircase rising to the first floor accommodation with under-stairs storage cupboard. Dual aspect room with double-glazed window to the front and uPVC double-glazed doors leading to the rear conservatory. Built-in feature fireplace with inset 'Living Flame' gas fire.

CONSERVATORY 8'11" x 7'6" (9'0" x 7'7") (2.72 x 2.29 (2.74 x 2.31))

Mono-pitched poly-carbonate roof. Full-length double-glazed windows to 2 sides. Sliding door leading to the garden.

KITCHEN 8'4" x 7'9" including kitchen un (2.54 x 2.36 (2.55 x 2.38) including kitchen un)

Series of matching eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer 1½ bowl sink unit with mixer tap. Built-in 4-ring electric hob with adjacent electric double oven. Integrated built-in fridge/freezer and washing machine. Double-glazed window to the rear elevation. Part double-glazed uPVC door to the side giving access to the drive and rear.

FIRST FLOOR LANDING

Loft hatch. Double-glazed window to the side elevation. Door to the bathroom.

BATHROOM 6'9" x 5'10" (2.06 x 1.78 (2.07 x 1.80))

White modern suite comprising panel bath with shower unit and spray attachment above, pedestal wash handbasin with mixer tap and low-level toilet. Obscured double-glazed window to the rear. Vertical towel rail/radiator.

BEDROOM TWO 10'4" x 9'4" (10'5" x 9'5") (3.15 x 2.84 (3.17 x 2.87))

Double-glazed window to the rear.

BEDROOM ONE 14'4" x 9'6" (4.37 x 2.90 (4.38 x 2.91))

Double-glazed window to the front. Range of built-in full-length wardrobes and drawer space. Additional storage cupboard above the stairs housing the gas boiler.

OUTSIDE

To the front is an area laid to tarmac providing off-road parking with a shared drive leading down to the single garage. A gate gives access to the rear garden which is enclosed by brick walling and timber fencing and laid to a combination of gravel, decking and a paved enclosed sitting area. Brick-built barbecue. Washing line.

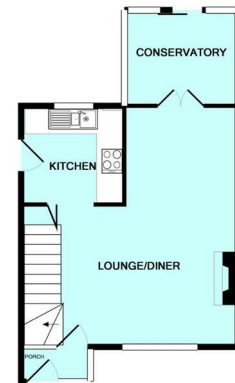
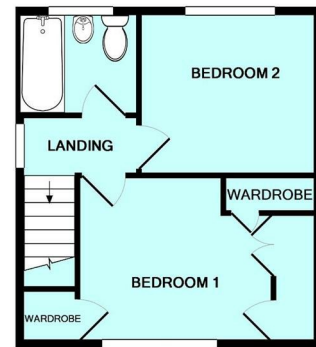
GARAGE

Up-&-over door to the front.

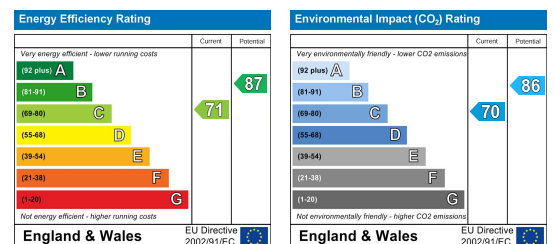
Area Map



Floor Plans



Energy Efficiency Graph



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