



## 43b Pollard Close

Hooe, Plymouth, PL9 9RR

£245,000



Mid-terraced townhouse located in a popular residential close in Hooe with no onward chain. The accommodation briefly comprises an entrance hallway, lounge/diner, kitchen/breakfast room, 3 bedrooms, family bathroom and master ensuite shower room. Front & rear gardens. Allocated parking space. Double-glazing & gas central heating.



## POLLARD CLOSE, HOOE, PL9 9RR

### ACCOMMODATION

Access is gained via the front door opening into an entrance vestibule which has shelving, a wall-mounted RCD and an alarm control panel. Door opening into the entrance hallway.

### ENTRANCE HALLWAY

Stairs ascending to the second floor. Stairs down to the ground floor lounge/diner. Doors providing access to the first floor accommodation. Central heating control panel.

### KITCHEN/DINER 11'5" x 7'10" (3.5 x 2.4)

Matching wall and base units with rolled-top work surfaces. Stainless-steel single drainer one-&-a-half bowl sink with mixer tap. Built-in gas hob with an electric oven under and a stainless-steel extractor fan over. Space for washing machine. Space for fridge. Cupboard housing the Worcester gas combi-boiler. Window to the rear elevation with views over the park towards Hooe Lake.

### FAMILY BATHROOM 7'2" x 5'6" (2.2 x 1.7)

White suite comprising a panel bath with tiled surround, shower attachment over and shower screen, pedestal wash handbasin and low level wc. Partly-tiled walls. Extractor fan.

### BEDROOM THREE 10'5" x 7'4" (3.2 x 2.26)

Window to the front elevation.

### SECOND FLOOR LANDING

Doors providing access to the second floor accommodation. Airing cupboard with shelving and a radiator. Loft access.

### BEDROOM ONE 11'5" x 8'10" (3.5 x 2.7)

2 windows to the rear elevation. Door opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

Comprising a fully-tiled walk-in mains-fed shower with an extractor over, pedestal wash handbasin with mixer tap and low level wc. Fully-tiled walls. Tiled floor. Inset ceiling spotlights.

### BEDROOM TWO 11'5" x 10'5" (3.5 x 3.2)

Double bedroom. Window to the front elevation.

### LOUNGE/DINER 20'4" x 11'5" max dimensions (6.2 x 3.5 max dimensions)

Under-stairs cupboard. French doors opening out onto the rear garden.

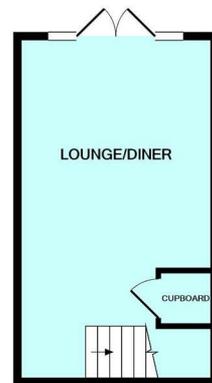
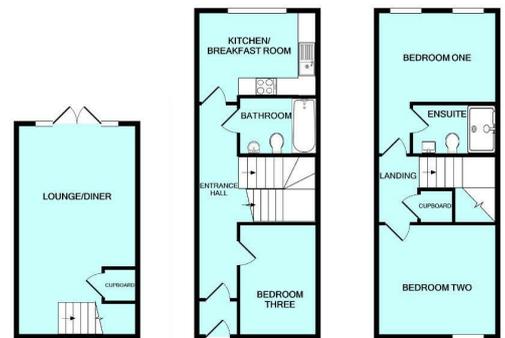
### OUTSIDE

To the front of the property there is a block-paved allocated parking space and steps and a pathway leading to the front door. There is a small front garden which has been designed with low maintenance in mind and is currently gravelled. The rear garden consists of 2 decked areas along with a lawn and is enclosed by fencing. A rear pedestrian gate at the bottom of the garden provides access to a footpath.

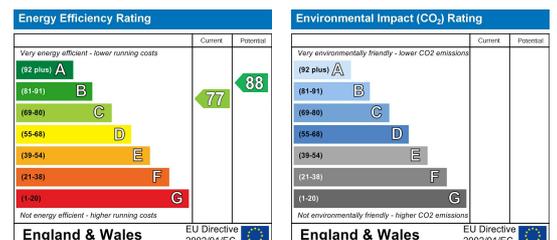
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.