



## 43b Pollard Close

Hooe, Plymouth, PL9 9RR

£275,000



Superbly-presented 3-storey house with flexible accommodation, briefly comprising, an entrance vestibule leading to the hallway, family bathroom, study/bedroom three, plus a snug/sitting room which could be turned into a fourth bedroom, if required. On the top floor there are 2 double bedrooms plus an ensuite shower room to bedroom one, and the lower floor consists of a superb open-plan kitchen/dining/family room leading onto the rear garden. The property has lovely views, double-glazing and central heating. Parking & gardens.



POLLARD CLOSE, HOOE, PL9 9RR

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE 3'11 x 3'9 (1.19m x 1.14m)

Coat hooks. Shelving. Consumer unit. Further doorway leading into the hallway.

HALLWAY 19'5 x 3'11 (5.92m x 1.19m)

Providing access to the accommodation. Staircase leading to the remaining levels. Doorway opening into the study/bedroom three. Open-plan access through into the snug/sitting room at the rear.

SNUG/SITTING ROOM 11'7 x 7'11 (3.53m x 2.41m)

Window with views over the green towards Hooe Lake. Wall-mounted gas boiler concealed by a cabinet. Feature panelling. Fitted flooring continuing through from the hallway.

STUDY/BEDROOM THREE 10'9 x 7'5 (3.28m x 2.26m)

Window with a fitted blind to the front elevation.

FAMILY BATHROOM 7'4 x 5'7 (2.24m x 1.70m)

Comprising a bath with a shower system over, tiled area surround and a glass shower screen, basin with storage beneath and wc. Feature towel rail/radiator. Cupboard with plumbing for a washing machine. Partly-panelled walls.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 20'4 x 11'8 (6.20m x 3.56m)

Situated on the lower floor with fitted flooring throughout. Fitted kitchen with a range of base and wall-mounted cabinets with matching fascias and matching work surfaces. Built-in oven and hob. Inset single drainer sink unit. Integral fridge and freezer. Under-stairs storage cupboard. Space for dining and seating. French doors to the rear with window either side overlooking the garden providing views over the green and towards Hooe Lake. Inset ceiling spotlights.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Over-stairs storage cupboard with shelving.

BEDROOM ONE 13'10 x 11'7 max dimensions (4.22m x 3.53m max dimensions)

2 windows to the rear elevation with views over the green, towards Hooe Lake and Dartmoor beyond. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'6 x 4'6 (2.29m x 1.37m)

Comprising an enclosed shower with a glass door, pedestal basin and wc. Matching tiles to the floor and walls. Inset ceiling spotlights.

BEDROOM TWO 11'7 x 10'9 (3.53m x 3.28m)

Window to the front elevation.

OUTSIDE

There is a parking space and a low maintenance front garden laid to chippings. A paved pathway leads to the main front door. The rear garden has been landscaped with areas laid to decking, chippings and lawn.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

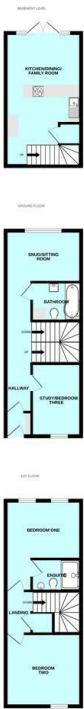
The property is connected to all the mains services: gas, electricity, water and drainage. There is electric under-floor heating on the lower floor and the ground floor.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



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Energy Efficiency Graph

