

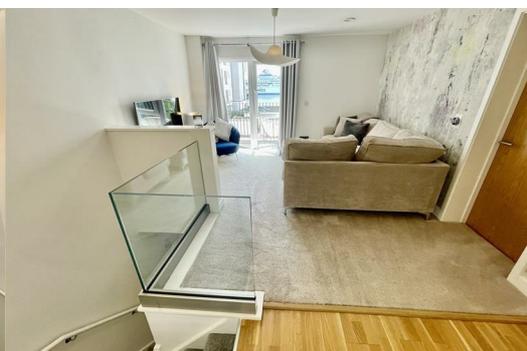
9 Willoughby Way

West Hoe, Plymouth, PL1 3GA

£260,000



An attractively presented well kept spacious maisonette. Ideally positioned with views out to the water & Millbay Marina. Close to King Point Marina & landscaped waterside garden areas. The accommodation comprising a generously proportioned living area with lounge having balcony off & long views, a quality fitted integrated kitchen/dining room, 2 double bedrooms, the master bedroom with en-suite shower room & second bedroom with walk through dressing room & en-suite bathroom. There are 2 private parking spaces immediately in front of the property.



WILLOUGHBY WAY, WEST HOE, PLYMOUTH, PL1 3GA

LOCATION

Found in West Hoe located close to the seafront & the Hoe in close walking distance, equally a few minutes walk into the city centre. An excellent range of local services & amenities to hand. Two private parking spaces in front with door into;

ACCOMMODATION

GROUND FLOOR

Door opens into the entrance hall.

ENTRANCE HALL 8'5 x 4'7 overall (2.57m x 1.40m overall)

Door to;

GUEST BEDROOM TWO 16'8 x 8'11 maximum (5.08m x 2.72m maximum)

Deep under stairs storage cupboard. Door to;

WALK THROUGH DRESSING ROOM 8'4 x 3'8 (2.54m x 1.12m)

Two built-in wardrobes & door into;

EN-SUITE BATHROOM 8'4 x 6'6 (2.54m x 1.98m)

Quality white modern suite with bath, wc & wash hand basin.

FIRST FLOOR

LIVING ROOM 25'8 x 12'10 overall (7.82m x 3.91m overall)

Comprising large lounge area to the front with panoramic views to the water through a window & adjoining glazed door which opens to the front set balcony.

BALCONY 13'7 x 3'11 overall (4.14m x 1.19m overall)

KITCHEN/DINING ROOM 12'10 x 8'5 (3.91m x 2.57m)

To the rear of the living room the kitchen/dining room with quality integrated appliances including fridge, sink, dishwasher & Zanussi 4 ring induction hob with splash back & oven under. A cupboard housing the wall mounted Baxi gas fired boiler servicing the central heating & domestic hot water.

UTILITY CUPBOARD 4'6 x 2'6 (1.37m x 0.76m)

Space for washing machine.

MASTER BEDROOM 11'6 x 10' (3.51m x 3.05m)

Window to the front with long views. Door to;

EN-SUITE SHOWER ROOM 7' x 4'6 (2.13m x 1.37m)

White quality modern suite with shower, wc & wash hand basin.

TENURE

Leasehold. Term of 250 years with approximately 243 years remaining. Maintenance/service charge is £270 per quarter and ground rent £65 per quarter.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

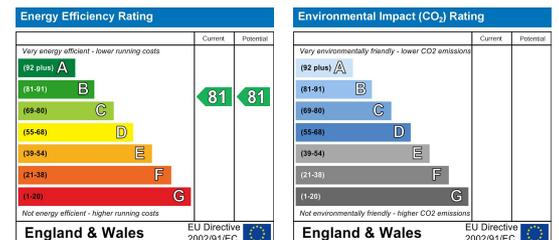
1ST FLOOR



GROUND FLOOR



Energy Efficiency Graph



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