



## 56 West Hoe Road

West Hoe, Plymouth, PL1 3FB

Offers Over £325,000



# 56 West Hoe Road

West Hoe, Plymouth, PL1 3FB

Offers Over £325,000



## WEST HOE ROAD, WEST HOE, PLYMOUTH, PL1 3FB

### SUMMARY

An impressive contemporary designed townhouse arranged over various levels. Close to Plymouth Hoe, the waterfront & the city. Upgraded high quality specification equipped for modern day living. uPVC double-glazed & gas central heating. Air cons & ceiling fans. Generous-sized living room incorporating lounge, dining area & quality fitted integrated kitchen. Delightful roof garden with open outlook. There are 3 bedrooms, master with en-suite shower room & well appointed family bathroom. Upgraded with quality Sharps fitted wardrobes, cupboards & storage units. A good-sized garage & 18ft long private parking space in front.

### 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.

### ACCOMMODATION

This contemporary designed townhouse arranged over various levels. At the top level an impressive living room with 16ft high vaulted ceiling with 2 ceiling fans, 2 air con units providing comfortable living in hot weather. High quality fitted integrated kitchen including Neff oven & 4 ring induction hob with Elica extractor hood over, dishwasher, under mounted 1.5 bowl sink with quooker boiling water

tap & upright fridge/freezer. Built-in storage/media unit in the living area. Delightful roof garden with outlook & views. The landing area with built-in storage.

There are 3 good-sized bedrooms, all with quality built-in Sharps wardrobes. The master bedroom with en-suite shower room having shower, wc & wash hand basin. A well appointed family bathroom with bath, wc & wash hand basin.

At the lower level a hall with storage area. A spacious integral garage with remote control roll up door & electric meter. Immediately in front of the garage is an 18ft long private parking space for the sole use of this property.

### LOWER GROUND FLOOR

#### PARKING SPACE

18'1 long (5.51m long)

#### GARAGE

16'2 x 9'11 (4.93m x 3.02m)

#### HALL

9'8 x 7'1 (2.95m x 2.16m)

Staircase rising to upper levels.

### GROUND FLOOR

#### HALL

## MASTER BEDROOM

13'2 x 11'3 maximum (4.01m x 3.43m maximum)

## EN-SUITE SHOWER ROOM

10'8 x 3' (3.25m x 0.91m)

## BEDROOM TWO

12'6 x 10'4 maximum (3.81m x 3.15m maximum)

## BEDROOM THREE

10'7 x 8'2 maximum (3.23m x 2.49m maximum)

## BATHROOM

7'2 x 6'4 (2.18m x 1.93m)

## FIRST FLOOR

## LANDING

10'5 x 7' (3.18m x 2.13m)

## LIVING ROOM

26' x 13'4 overall (7.92m x 4.06m overall)  
Incorporating lounge, dining area & fitted kitchen.

## ROOF GARDEN

16'4 x 10'2 (4.98m x 3.10m )

## TENURE

Leasehold. The lease term is 250 years with 231 years remaining. Annual ground rent of £350 plus service charge of £1959.72.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map

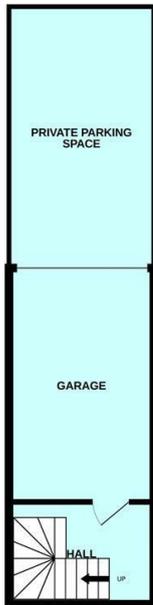


## Terrain Map



## Floor Plan

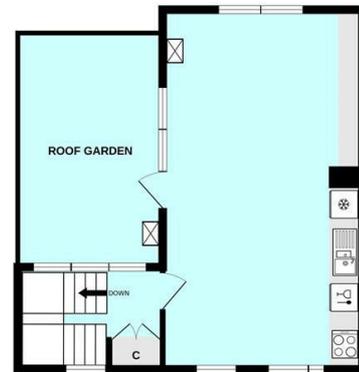
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

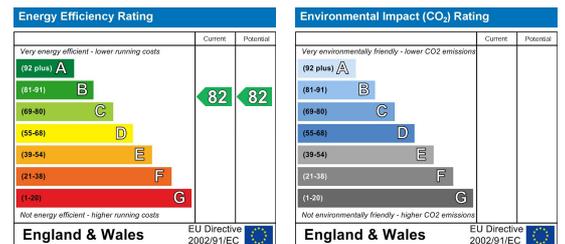


Made with Metropix ©2025

## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## 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.