



**West Hoe Road, Millbay, Plymouth Devon PL1 3FB**

**£325,000 LEASEHOLD EPC:B**



## West Hoe Road

Millbay, Plymouth Devon PL1 3FB

Beautifully presented, former show home, with large, private roof terrace, garage, off road parking, located moments away from Plymouth Hoe waterfront. Complete with three bedrooms, ample storage space, en-suite shower room & complementary bathroom.

Council tax band: D

Tenure: Leasehold

- Contemporary Split-Level Home
- Garage and Parking Space
- Westerly Roof Terrace
- Open plan Living
- En-Suite to Master Bedroom
- Built-In Wardobes to Master Bedroom
- Integrated Appliances
- Close to Plymouth Hoe & Waterfront
- Former Show Home
- Three Bedrooms, Two Doubles, One Single



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Private front wooden door off of West Hoe Road leads into entrance hall with cupboard housing washer/dryer, stairs leading down to garage and up to first floor. This floor has doors through to all three bedrooms and the bathroom.

The master double bedroom has fitted wardrobes and door leading through to en-suite shower room with Porcelanosa sanitary ware comprising floor mounted WC with dual flush plate, concealed cistern and soft close seat, wash hand basin with Hansgrohe mixer tap. The glass enclosed, fully tiled double shower has thermostatic mixer shower. The ensuite has an oak coloured laminate vanity unit with inset mirror and shelving, shaver socket, chrome finish electric heated towel rail and tiled flooring. The Towel rail has a temperature and timer control adjacent to the en-suite door.



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Bedroom Two is a double room with a walk-in storage cupboard. There is a further large single bedroom, with storage cupboard, currently used as a home office. The family bathroom comprising tiled flooring along with Porcelanosa sanitary ware including floor mounted WC with dual flush plate, concealed cistern and soft close seat, wash hand basin with Hansgrohe mixer tap. A panelled bath with thermostatic mixer shower, glass shower screen is fitted, with full height tiling to walls around bath. Oak coloured laminate vanity unit with inset mirror, shelving and shaver socket. Chrome finish electric heated towel rail. The towel rail has a temperature and timer control adjacent to the bathroom door. The ensuite and bathroom share a silenced extractor fan, operated with the light switches.

From the entrance hall stairs lead up to first floor to top landing and door to the living room. The wonderful open plan living room has full height window to the front, engineered oak flooring and French door onto the West facing roof terrace. The contemporary styled Mayflower kitchen is located to the rear of this room with satin matt cabinets and contrasting laminate worktops, upstand and glass splashback behind hob and under-cabinet lighting. Integrated appliances to include: multi-functional oven and induction hob with fitted extendible extraction hood and fan, integrated fridge/freezer and full size dishwasher. Also from the entrance hall stairs lead down to half landing and further stairs with room to store two bicycles and door to integrated garage. The Garage has a remotely controlled roller door.





## Outside

This split-level home benefits from a West facing roof terrace along with an integrated garage with electric door and allocated parking space in front.

## Tenure & Services

Tenure: Leasehold 250 years from 22nd December 2006

Service Charge: £1200 approx per annum

Ground Rent: £350 per annum.

Council Tax Band - D

EPC - B

Council tax band: D

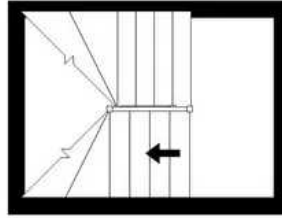
Tenure: Leasehold





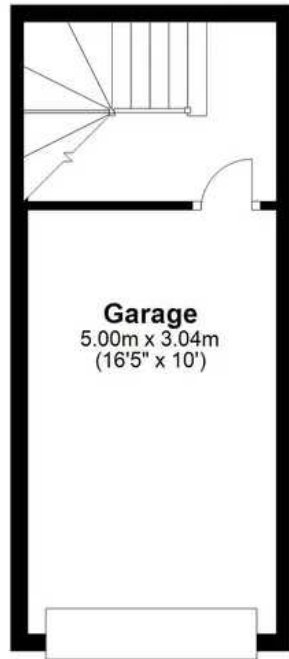
### Stairwell

Approx. 6.2 sq. metres (66.8 sq. feet)



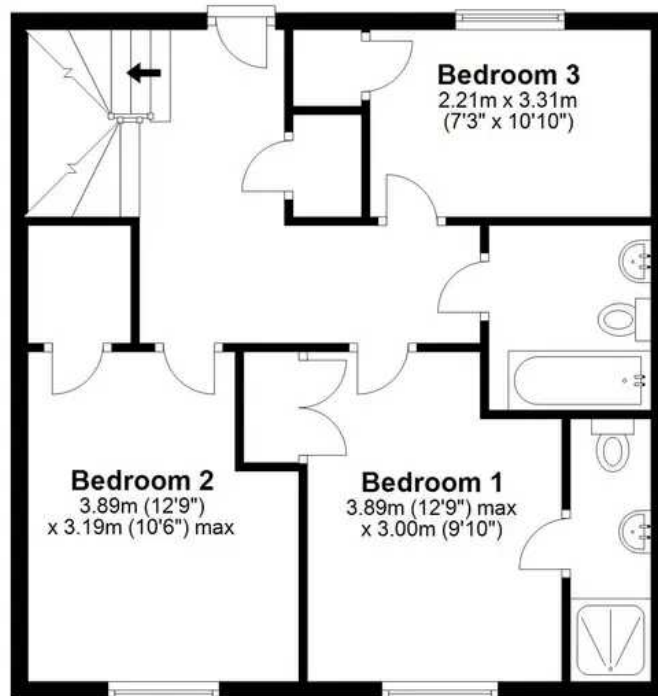
### Garage Level - Willoughby Way

Approx. 21.2 sq. metres (227.7 sq. feet)



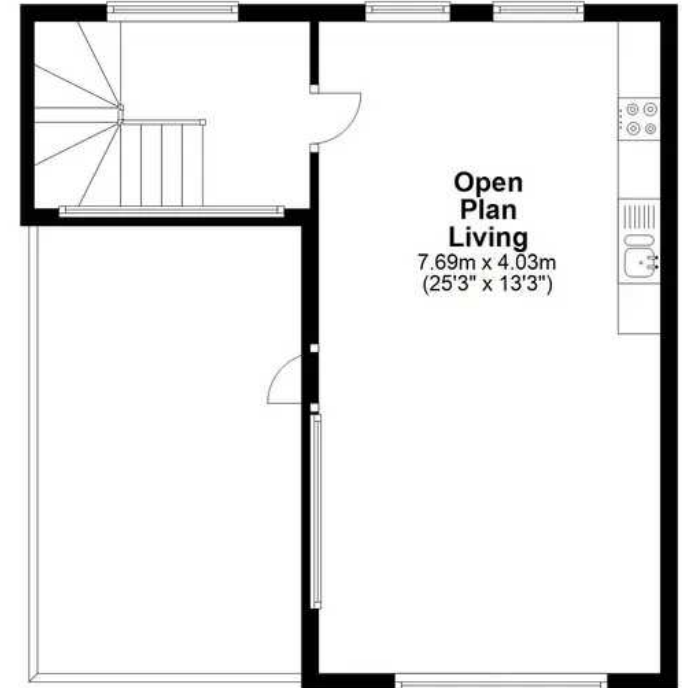
### Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 122.1 sq. metres (1314.5 sq. feet)

West Hoe Road, Plymouth Hoe, Plymouth



## Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

[plymouthsales@atwell-martin.co.uk](mailto:plymouthsales@atwell-martin.co.uk)

[plymouth.atwellmartin.co.uk/](http://plymouth.atwellmartin.co.uk/)

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