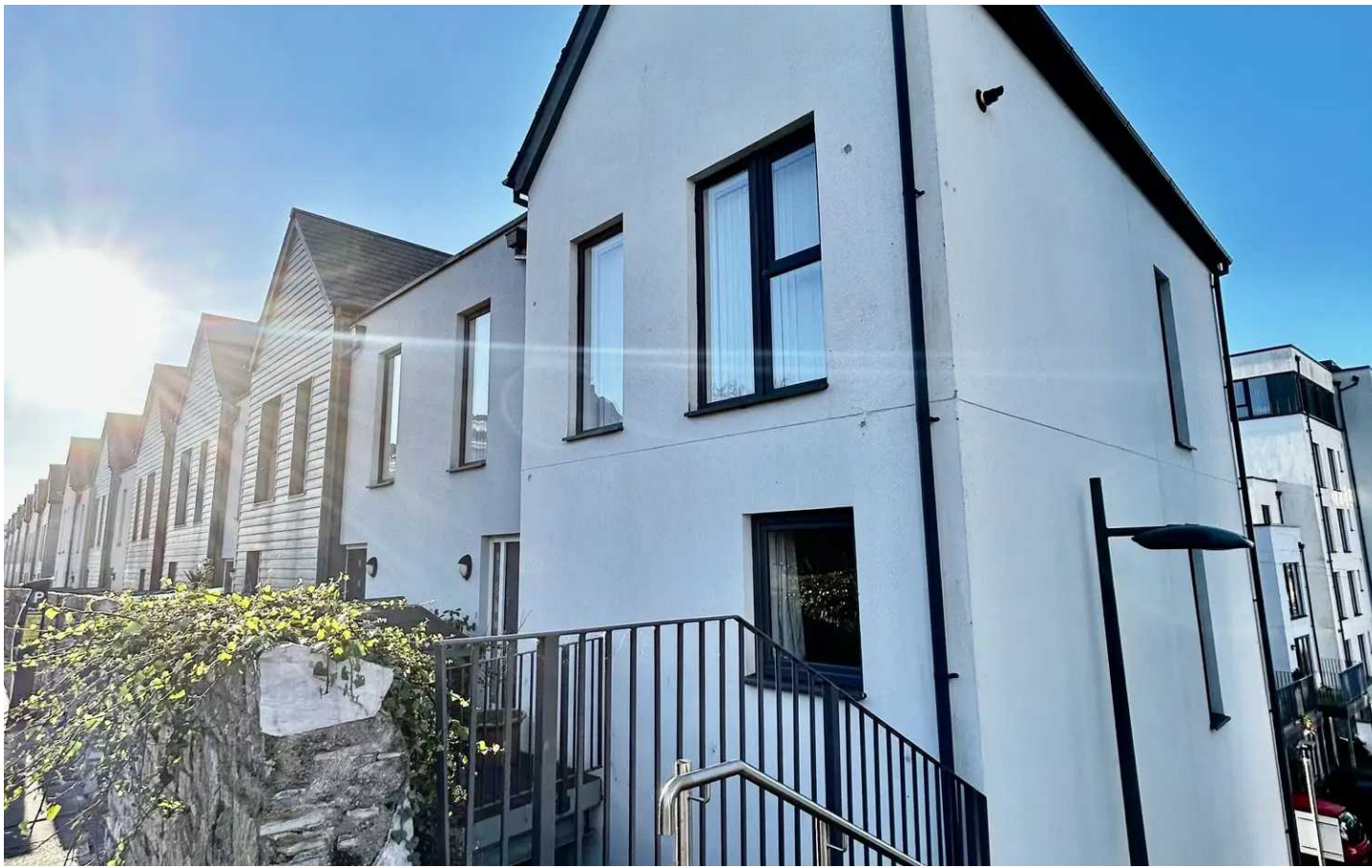




West Hoe Road, Millbay, Plymouth, PL1 3FB

£350,000 LEASEHOLD EPC: B





## West Hoe Road

Millbay, Plymouth

The property on offer is a stunning contemporary split-level townhouse boasting three bedrooms, perfectly designed to meet the demands of modern living. Located within close proximity to Plymouth Hoe and the waterfront, this stylish home offers luxury and convenience in equal measure.

Council Tax band: D

Tenure: Leasehold

- Contemporary Split-Level Home
- Garage and Parking Space
- West Facing Roof Terrace
- Open Plan Living
- En-Suite to Main Bedroom
- Built in Wardrobes
- Integrated Appliances
- Close to Plymouth Hoe and Waterfront
- Modern Bathroom
- Walking Distance to the City Centre
- Water Views
- Utility Cupboard





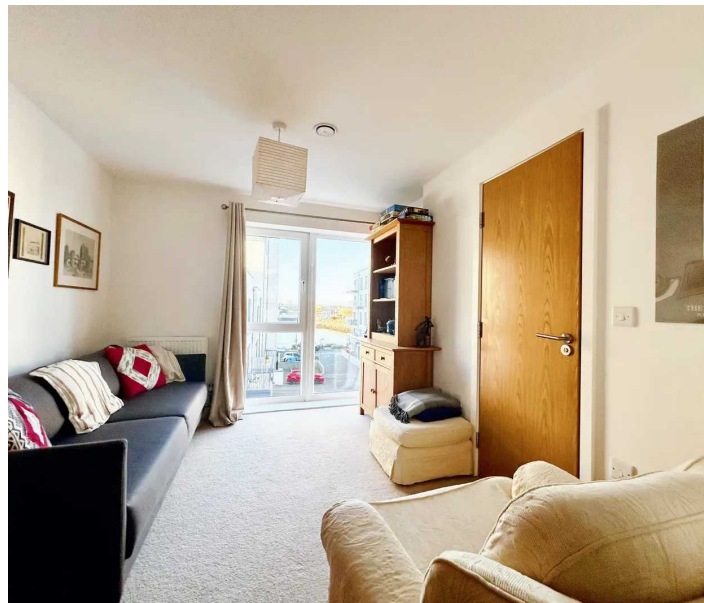
# West Hoe Road

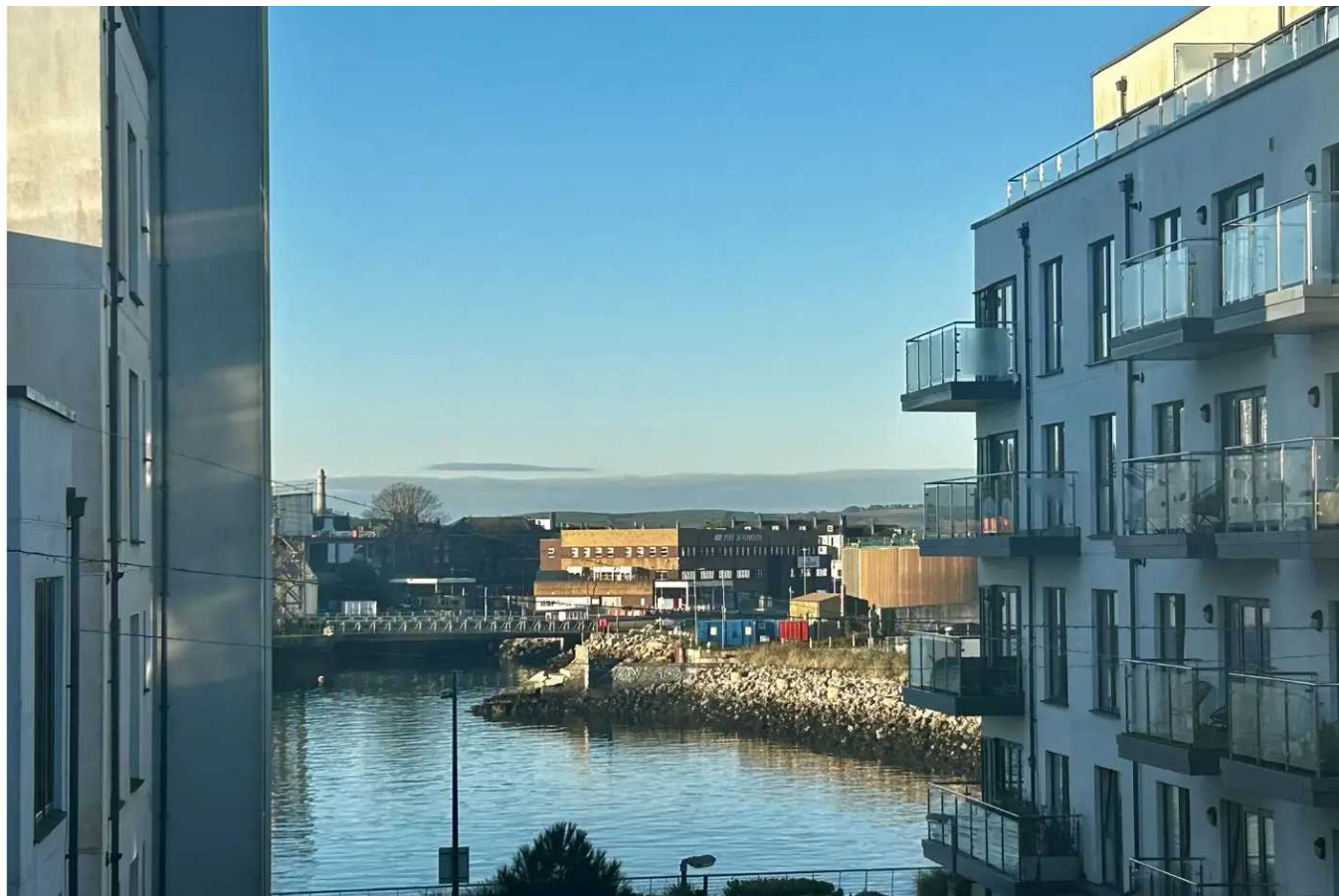
## Millbay, Plymouth

Step inside the spacious open plan living area, flooded with natural light from the large windows. The modern kitchen is equipped with integrated appliances, making culinary endeavours a breeze. A utility cupboard provides ample storage space, keeping the living area clutter-free. The main bedroom features an en-suite bathroom and a built-in wardrobe, offering a peaceful retreat to unwind at the end of the day, not to mention the uninterrupted water views. Two additional bedrooms provide versatility and flexibility, whether it be for family members or a dedicated home office. A contemporary bathroom completes the interior, exuding elegance and style.

This property truly shines when it comes to its outside space. A west-facing roof terrace allows residents to bask in the sunlight and enjoy breathtaking views of the surrounding area and marina. Whether it's soaking up the sunshine with a cup of coffee in the morning or hosting a gathering with friends, this outdoor oasis provides endless opportunities for relaxation and entertainment. For added convenience, a garage and parking space ensure that residents will never have to worry about finding a spot to park their vehicles.

Furthermore, the property benefits from its enviable location within walking distance to the vibrant city centre, offering an array of shops, restaurants, and amenities. With water views that inspire a sense of calm and tranquility, this home provides the perfect balance between urban living and the beauty of nature.





## ROOF TERRACE

### On Drive

1 Parking Space

### Tenure & Services

Tenure: Leasehold

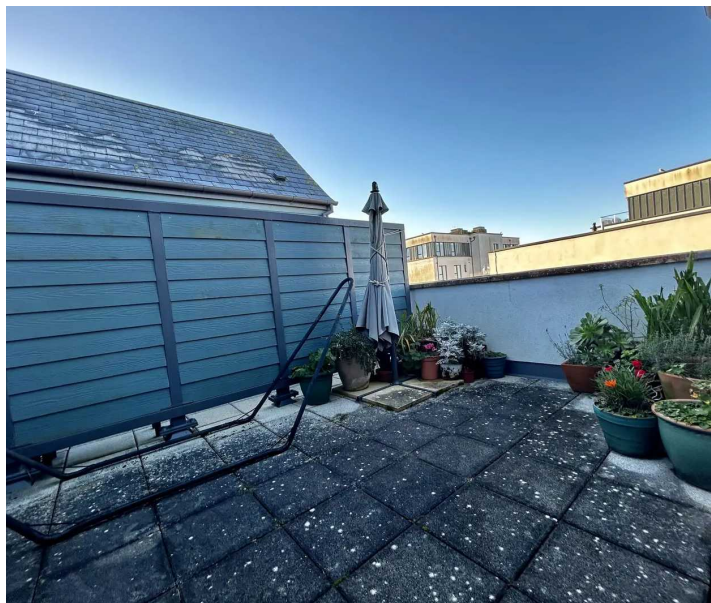
Lease Length: 232 years remaining

Service charge: £1205 per annum

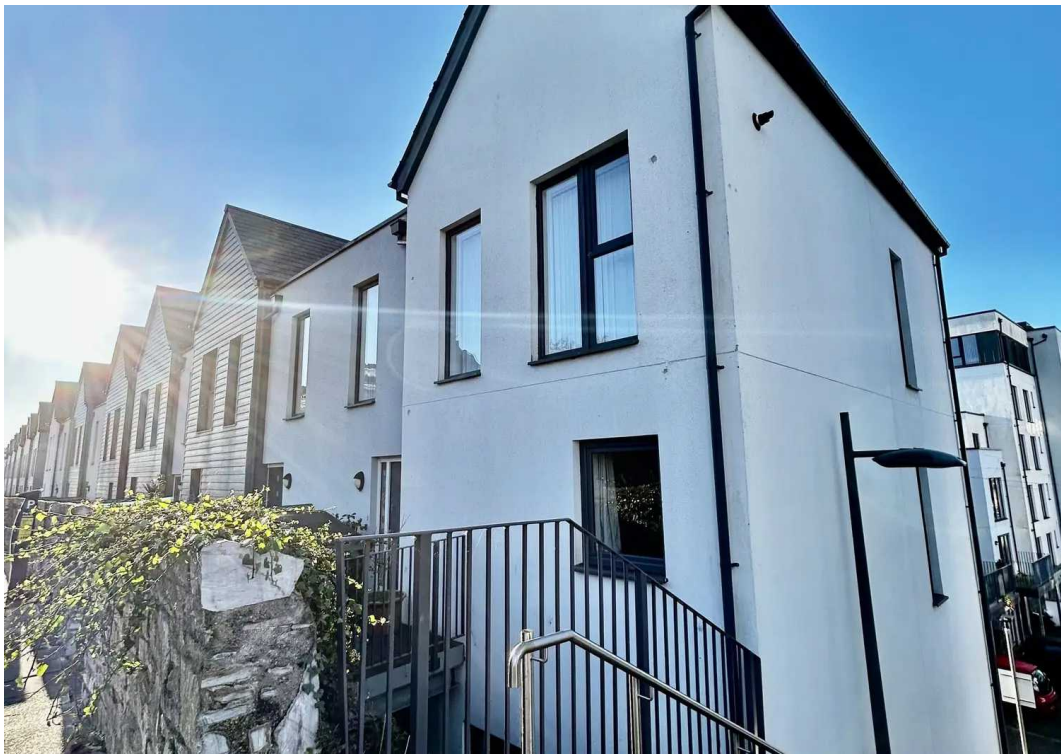
Ground rent: £350 per annum

EPC: B

Council Tax Band: D

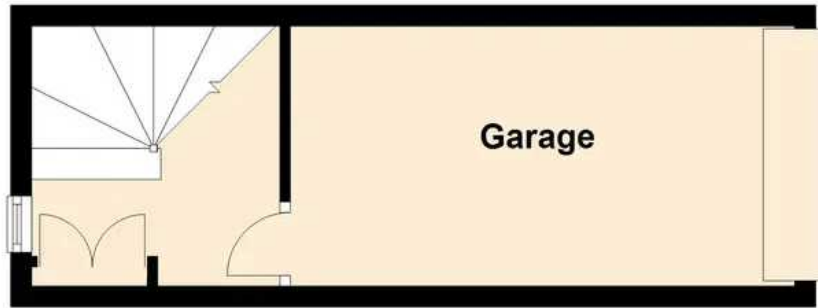






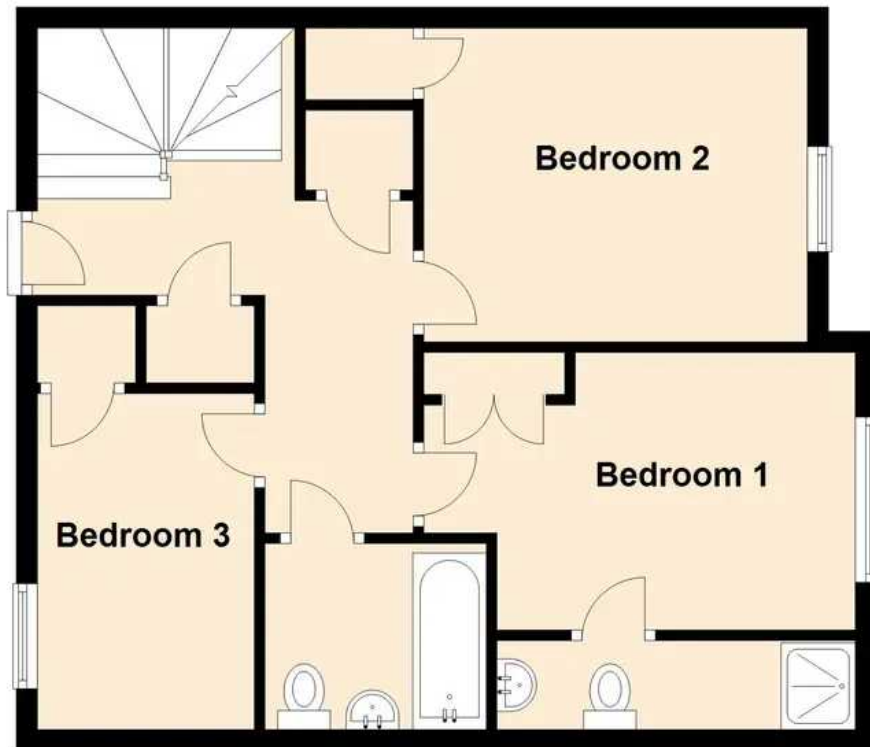
### Garage Level

Approx. 17.9 sq. metres (193.0 sq. feet)



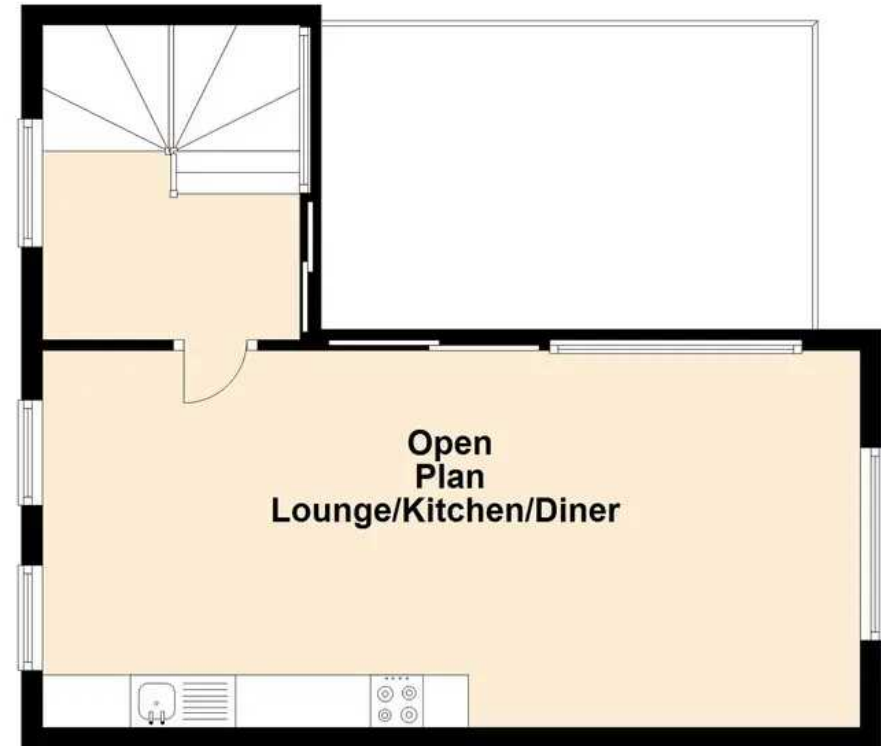
### Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 103.8 sq. metres (1117.5 sq. feet)





## Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

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