



LANG TOWN  
& COUNTRY

39 Broomfield Drive, Hooe, Plymouth, Devon, PL9 9PG

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SALES



# Price £265,000



Situated within the popular residential area of Hooe, close to desirable schooling, Hooe Lake, Jennycliff & Mount Batten and regular transport links into Plymouth City Centre. This beautifully extended semi-detached residence is very well presented and would make a wonderful family home.

Boasting a south-facing rear garden, this home invites an abundance of natural light, creating a warm and inviting atmosphere throughout. The extended property comprises on the ground floor of an entrance porch, a lounge with feature fireplace, a modern fitted kitchen/breakfast room and a utility room to the rear. On the first floor there are 3 bedrooms and a modern 3-piece bathroom suite.

To the front of the property, you have a low maintenance garden and a brick paved driveway that provides parking. To the rear there is a level sited south facing rear garden with patio seating area and BBQ, lawned garden and a block-built storage shed with light and power.



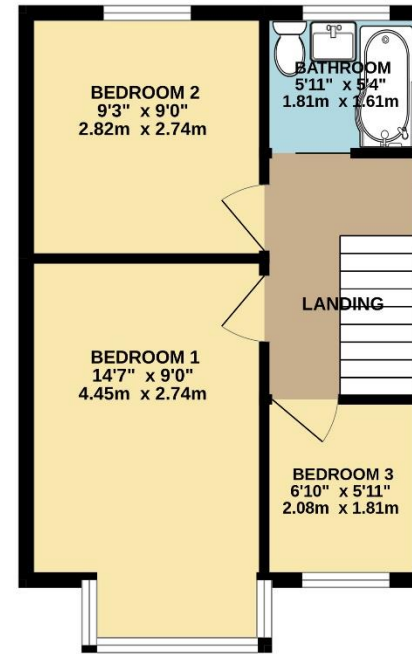
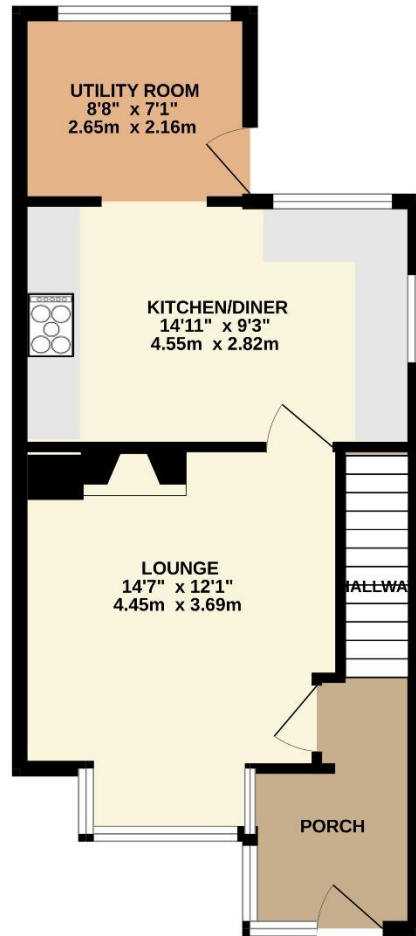
There are a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jennycliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. Regular transport links provide access to Plymstock and the vibrant City Centre of Plymouth. Mount Batten offers a water taxi service providing access to the historic Barbican waterfront. Further recreational facilities include Fort Stamford, Staddon Heights Golf Course and the Mount Batten Water Sports Centre.

To view this property call Lang Town & Country Estate Agents on 01752 456000.

[www.langtownandcountry.com](http://www.langtownandcountry.com)







TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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