



**DC**  
LANE  
SELL • LET • MANAGE

Boringdon Road, Turnchapel, PL9 9TB  
£275,000 Freehold

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£275,000

# Boringdon Road

Turnchapel, PL9 9TB

- End Terrace House
- Turnchapel Waterfront Location
- Spacious Accommodation
- Off Road Parking
- No Onward Chain
- Arranged Over Three Storeys
- Two Bedrooms With En Suites
- Enclosed Walled Garden
- Ideal FTB or Airbnb Investment
- Council Tax Band C

DC Lane are delighted to present this charming property located on Boringdon Road in the picturesque waterside village of Turnchapel situated between Mount Batten and Hooe on the South West Coast Path. Situated on the fringes of Plymstock, there is easy access to major routes and Plymouth city centre can be visited by walking to nearby Mount Batten and taking the regular water taxi to the historic Barbican.

Spread across 980 sq ft and arranged over three storeys, this house offers a unique layout that adds character and charm. Opening into the principal reception room there is a period fireplace and leads into a rear lobby opening into a utility room/wc and kitchen with plentiful cabinets and rear garden access. Over the first and second floors the property boasts two lovely bedrooms, providing ample space for a small family or guests, with two shower rooms, convenience is key in this lovely home. The gated off-road parking is a convenient feature ensuring you never have to worry about parking and there is an enclosed private low maintenance walled garden with timber shed.

The historical significance of this property, being built in 1850, adds to its appeal and gives a sense of heritage. The potential for Airbnb due to its prime location in Turnchapel opens up exciting possibilities for those looking to invest in a property with dual-purpose.

Don't miss out on the opportunity to own a piece of history in this quaint waterside village with two local pubs and landing places for nautical pursuits. Adjacent to Plymouth Yacht Haven marina a short stroll from the property boasts outstanding waterside views and a viewing is highly recommended.



## Ground Floor

Lounge/Diner 17'5" x 13'3" (5.31 x 4.04)

Kitchen 10'11" x 8'3" (3.34 x 2.53)

Utility/WC 5'11" x 5'5" (1.81 x 1.67)

## First Floor

Bedroom Two 9'10" x 13'3" (3.01 x 4.04)

En Suite 8'2" x 4'0" (2.50 x 1.23)

## Second Floor

Bedroom One 16'3" x 13'3" (4.97 x 4.04)

En Suite 9'0" x 4'0" (2.75 x 1.23)



## Directions

Head south-east on Cattedown Roundabout towards Embankment Rd/A374 102 ft Exit the roundabout onto Embankment Rd/A374 0.3 mi Slight right onto Laira Bridge Rd/A379 Continue to follow A379 0.9 mi At the roundabout, take the 3rd exit onto Pomphlett Rd 459 ft At the roundabout, take the 2nd exit and stay on Pomphlett Rd Turn right onto Dean Cross Rd 0.2 mi Continue straight onto Radford Park Rd 0.5 mi Continue onto Hooe Rd Go through 2 roundabouts 0.7 mi Continue onto Church Hill Rd 0.3 mi Continue onto St John's Rd .1 mi Turn right to stay on St John's Rd 0.1 mi Turn left

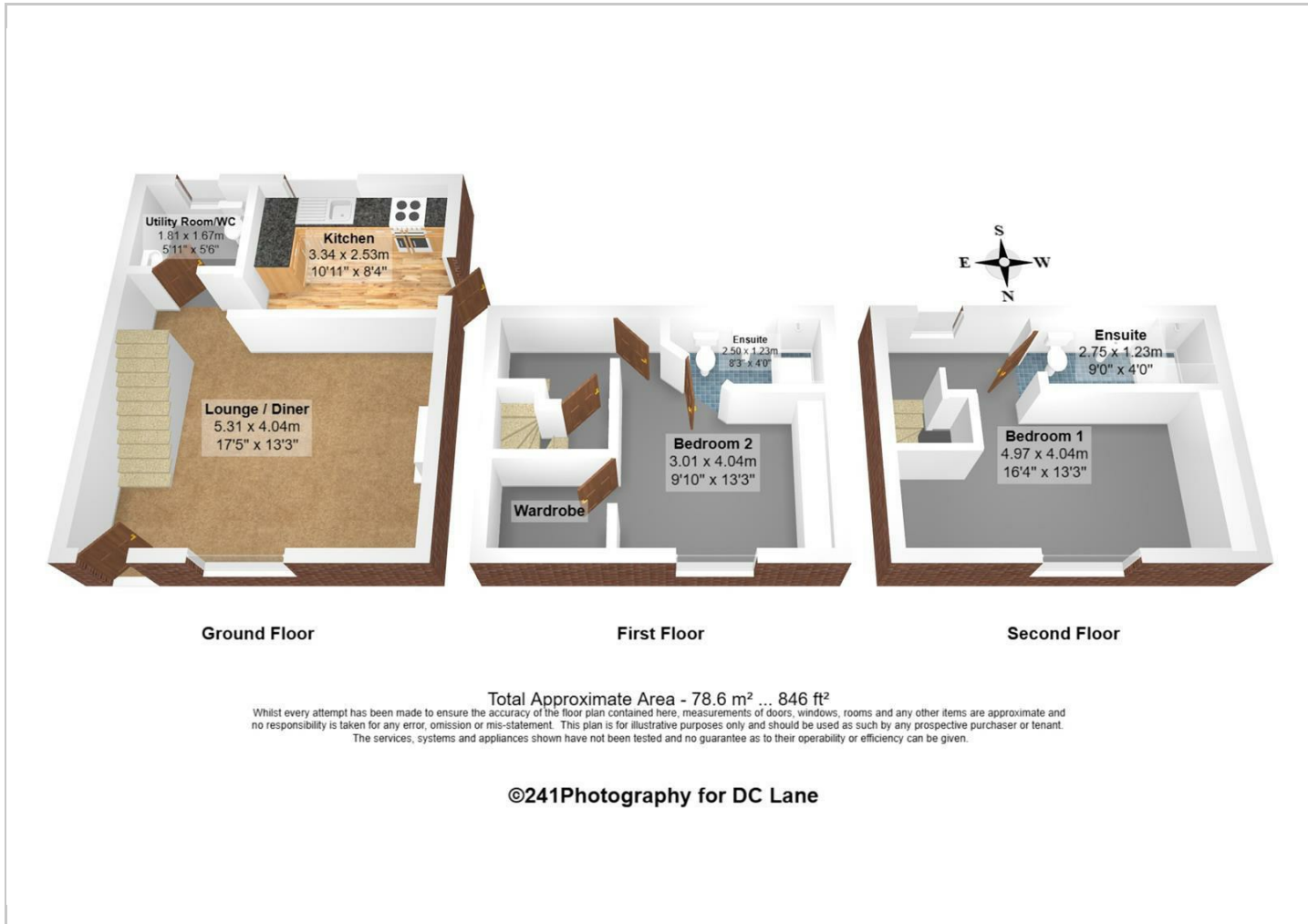
**Council Tax Band: C**

## Scan for Material Information





## Floor Plans

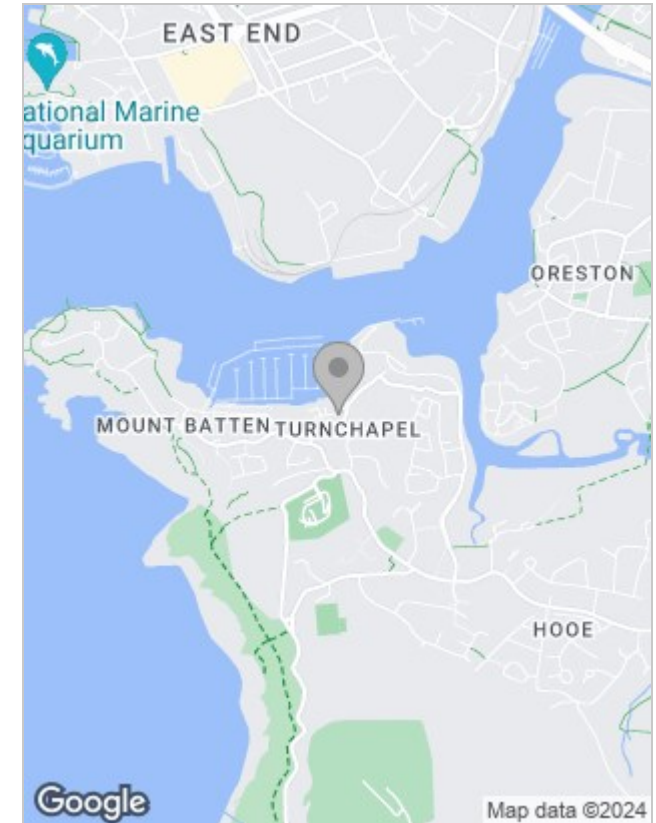


## Viewing

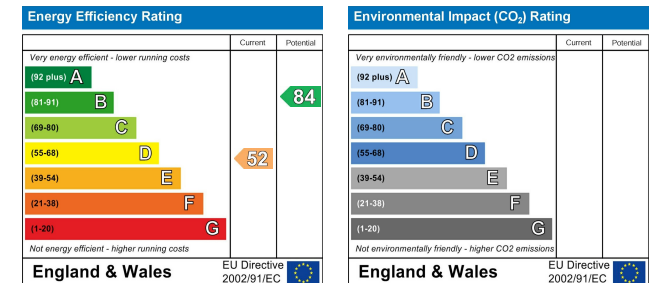
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk