



## 10 Boringdon Road

Turnchapel, Plymouth, PL9 9TB

**£1,250 Per Calendar Month**



Superbly-presented corner terraced house situated in the heart of Turnchapel village. The property enjoys water views & benefits from garage & work shop/store room. The accommodation briefly comprises an open-plan living room/kitchen with bi-folding doors & Juliette balcony, 2 bedrooms, ensuite shower room & an additional shower room. Double-glazing & central heating.



## BORINGDON ROAD, TURNCHAPEL, PL9 9TB

### ACCOMMODATION

Front door opening into an entrance hallway.

### ENTRANCE HALLWAY 9'8 x 2'7 (2.95m x 0.79m)

Double-glazed windows with fitted blinds. Pitched double-glazed roof. Access through to the open-plan living room/kitchen.

### OPEN-PLAN LIVING ROOM/KITCHEN 18'6 x 16'4 (5.64m x 4.98m)

An open-plan square room with ample space for seating. Fitted breakfast bar. Feature wood burning stove set onto a glass hearth. Window with fitted blinds to the front elevation. Bi-folding doors with fitted blinds opening onto a glass and stainless-steel Juliette balcony with views over the water. The kitchen is fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset sink with mixer tap. Built-in oven and hob. Integral fridge-freezer. Slimline dishwasher. Under-stairs cupboard. Staircase with a glass and stainless-steel balustrade ascending to the first floor.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 10'4 x 9'7 (3.15m x 2.92m)

Window to the front elevation with views over the marina towards Plymouth. Small alcove with 2 hanging rails. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'3 x 6'2 (1.91m x 1.88m)

Comprising an enclosed shower with curved glass doors, pedestal basin and wc. Bathroom cabinet with illuminated mirror door. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

### BEDROOM TWO 8'11 x 7'9 (2.72m x 2.36m)

Window to the front elevation with water views. Inset ceiling spotlights.

### SHOWER ROOM 6'11 x 5'1 (2.11m x 1.55m)

Comprising an enclosed shower with bi-folding glass door, wall-mounted basin and wc. Wall-mounted electric fan heater. Mirror over the basin with integral lighting. Over-stairs storage cupboard. Tiled floor. Fully tiled walls. Obscured window to the side elevation.

### GARAGE 16'3 x 9'1 (4.95m x 2.77m)

Remote roller door. Power and lighting. Plumbing for washing machine. Access through to the work shop/store room.

### WORK SHOP/STORE ROOM 18'10 x 8'7 (5.74m x 2.62m)

Power and lighting. Plumbing for washing machine.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### Rental holding deposit

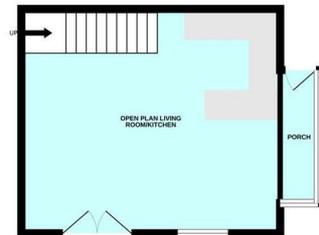
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map



## Floor Plans

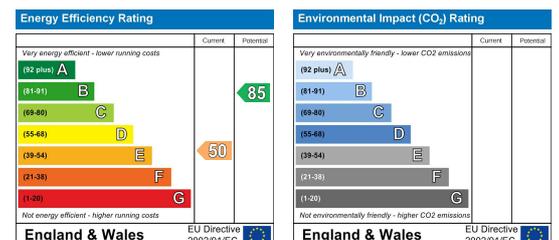
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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