



3 The Quay

Oreston, Plymouth, PL9 7NA

£1,300 Per Calendar Month



Characteristic waterside property located in Oreston. Good sized accommodation including 3 bedrooms, bathroom, 2 reception rooms & kitchen/dining room with ground floor shower room and utility. Off-road parking at the front for one car and enclosed garden to the rear.



3 THE QUAY, ORESTON, PLYMOUTH, PL9 7NA

ACCOMMODATION

Access to the property is gained via the uPVC double glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 8'11" x 4'10" (2.73 x 1.49)

Glass roof. Part glazed inner door leading into the lobby area with stairs rising to the first floor and door leading to the family room/optional ground floor bedroom or office.

GROUND FLOOR BEDROOM/OFFICE 15'8" x 8'11" (4.80 x 2.73)

Double glazed window to the front. Radiator. Exposed timber floor. Stone feature fireplace. Display shelving.

LOUNGE 13'9" x 16'10" (widest point) (4.20 x 5.15 (widest point))

Double glazed window to the front. Radiator. Wood-burner set within an exposed stone fireplace. Wooden floor. Range of exposed timber beams. Door leading into the kitchen/dining room.

KITCHEN/DINING ROOM 19'1" x 8'7" (widening to 12'7") (5.82 x 2.64 (widening to 3.85))

Bespoke wooden fitted kitchen with granite work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Built-in dishwasher, built-in electric oven and gas hob. Within the dining area is a double glazed window and door giving access to the garden. Radiator.

UTILITY ROOM 6'10" x 7'2" (2.09 x 2.19)

Double glazed window to the side. Range of shelving. Space for chest freezer, washing machine, fridge and tumble dryer - please note that the white goods in situ will be included within the tenancy.

WET ROOM 6'7" x 4'6" (2.03 x 1.39)

Walk-in wet room with corner sink unit, low level wc and shower area with tiling from floor to ceiling. Velux style roof window to the rear elevation. Vertical towel rail/radiator.

FIRST FLOOR LANDING

Door to bedroom one.

BEDROOM ONE 15'4" x 10'7" (4.68 x 3.23)

Radiator. Double glazed window to the front with outlook across the Cattewater towards Mountbatten. Door leading to inner lobby area with stairs rising to the second floor accommodation and doorway leading into bedroom two.

BEDROOM TWO 8'9" x 8'1" (2.69 x 2.48)

Double glazed window to the front. Radiator. Built-in shelving. Doorway leading to the staircase to the second floor.

FAMILY BATHROOM 6'9" x 5'9" (2.08 x 1.76)

Obscured double glazed window to the rear. Low level wc. Sink unit set on a cast iron stand. Corner bath. Radiator. Half tiling to walls.

BEDROOM THREE 13'5" x 9'0" (4.11 x 2.76)

Double glazed window to side and rear. Radiator. Loft hatch.

SECOND FLOOR

LANDING

Velux style window. Door leading to bedroom four.

BEDROOM FOUR 15'3" x 10'7" (4.66 x 3.24)

Built-in wardrobe & storage cupboard. Radiator. Window to the front providing views over The Cattewater towards Mount Batten, Mount Edgcombe & Cornwall.

SHOWER ROOM 6'2" x 5'8" (1.88 x 1.75)

Corner shower cubicle. Low level wc and sink unit with vanity cupboard beneath. Velux style window. Heated towel style radiator.

BEDROOM FIVE 9'11" x 8'9" (3.03 x 2.69)

Window to the front. Radiator. Built-in storage cupboard.

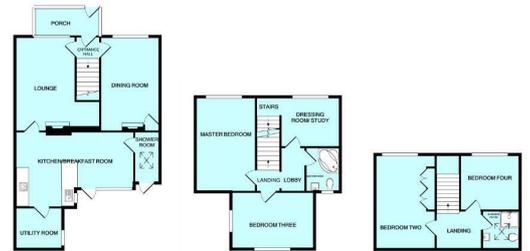
OUTSIDE

The property has a gated driveway providing off road parking for one vehicle. Array of trees and shrubs. To the rear there is a terraced style garden rising to a level lawned area with borders, patio area rising to a further decked area. Timber shed.

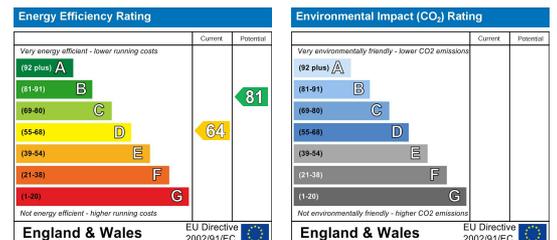
Area Map



Floor Plans



Energy Efficiency Graph



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