



2 Custom House Lane

, Plymouth, PL1 3TG

£2,500 Per Calendar Month



Available from September 2026 is this wonderful end-positioned property which enjoys a stunning outlook across Millbay Marina towards Drake's Island with Mount Edgecombe in the distance. The accommodation comprises 4 bedrooms, 2 with ensuites plus an additional shower room and wc. There is a first floor living area with dining room and a modern fitted kitchen/breakfast room. Externally there is side garden area plus a terrace with marina views, parking and an integral garage. Unfurnished accommodation.



CUSTOM HOUSE LANE, PLYMOUTH PL1 3TG

ACCOMMODATION

Covered entrance with obscured-glazed entrance door and side panel leading into the entrance hall.

ENTRANCE HALL 16'2" x 7'5" (4.95 x 2.27)

Stairs rising to the first floor with an under-stairs storage cupboard. Double panel radiator. Porcelain-tiled floor. Courtesy door leading into the garage. Door leading into bedroom four.

BEDROOM FOUR 12'7" x 10'0" (3.86 x 3.07)

Double panel radiator. uPVC double-glazed French-style doors with full-length double-glazed windows leading to the rear terrace and side garden. Please note the range of shelving and built-in desk and drawers as this room has been utilised as an office and would make an ideal study/office space if required. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM 9'11" x 3'10" (3.04 x 1.17)

Shower with sliding screen door, shower unit, spray attachment and tiled area surround, pedestal wash handbasin with mixer tap and low-level toilet. Obscured double-glazed window to the rear. Radiator. Tiled floor.

FIRST FLOOR LANDING

Stairs leading to the second floor. Tiled floor. Radiator. Door leading to the separate wc.

SEPARATE WC 7'3" x 4'1" (2.21 x 1.26)

Sink unit and and low-level toilet. Radiator. Built-in shelving. Tiled floor. Built-in extractor fan.

KITCHEN/BREAKFAST ROOM 16'11" x 13'1" (5.16 x 4)

4 double-glazed windows to the front elevation. Opening leading into the dining area. Series of white, contemporary high-gloss matching eye-level and base units with blackened, granite worktops and splash-backs. Inset sink unit with 4-ring gas hob. Integrated dishwasher. Electric double oven and grill. Built-in breakfast bar. Tiled floor which extends into the dining area.

DINING AREA 13'1" x 9'3" (3.99 x 2.83)

Double-glazed window to the side. Double-glazed Oriel window to the side elevation looking out towards Millbay docks. Opening leading into the lounge area.

LOUNGE AREA 17'1" x 12'10" (5.23 x 3.92)

uPVC double-glazed windows and double doors leading out to a Juliette balcony. Tiled floor. 2 radiators. Door returning to the hallway. Stunning view across Millbay Marina towards the docks, Mount Edgecombe, the Cornish peninsula and Drake's Island.

SECOND FLOOR LANDING

Loft hatch. Door to a storage cupboard which houses the hot water cylinder. Door to the master ensuite.

BEDROOM ONE 17'1" x 12'8" (5.22 x 3.87)

Fitted wardrobes. 4 double-glazed windows to the rear elevation enjoying beautiful views across Millbay Marina and the docks towards Plymouth Sound, the Cornish peninsula and Drake's Island. 2 radiators. Door leading into the ensuite.

ENSUITE 9'1" x 6'6" (2.79 x 2)

Wet-room style walk-in shower with shower unit, spray attachment and rainfall shower head, 2 pedestal wash handbasins and a low-level toilet. Obscured double-glazed window to the side. Vertical towel rail/radiator.

BEDROOM TWO 13'1" exc. door recess x 9'4" (4 exc. door recess x 2.85)

2 double-glazed windows to the front. Fitted wardrobe. Radiator.

BEDROOM THREE 13'1" x 7'4" (4.01 x 2.26)

2 double-glazed windows to the front. Radiator.

SHOWER ROOM

Comprising an enclosed shower cubicle, pedestal basin and low level toilet. Towel rail/radiator. Obscured window.

OUTSIDE

To the front of the property there is a brick-paved parking area which leads to the single garage, with raised flowerbeds and a side gate leading through to a section of garden - somewhat uncultivated but consisting of raised flowerbeds and a private sitting area with a gate leading through to the rear terrace. This has a wonderful outlook over the pontoon and Millbay Marina with Plymouth Sound and the Cornish peninsula in the distance.

GARAGE 21'1" x 8'11" (6.43 x 2.72)

Electric up-&-over door. 2 windows to the side. Power and light. Courtesy door leading into the hallway.

COUNCIL TAX

Plymouth City Council
Council tax band G

Rental holding deposit

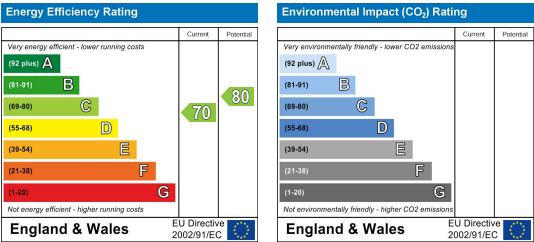
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



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