



Oversound Cottage Renney Road

Heybrook Bay, Plymouth, PL9 0BD

£2,100 Per Calendar Month



Stunning detached residence with panoramic views across the local countryside toward Plymouth Sound & the Rame peninsula. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, 2 ground floor bedrooms, one with an ensuite shower room, fabulous main living room, separate dining area, conservatory, newly fitted kitchen/breakfast room, 1st floor master bedroom suite with dressing area & ensuite bathroom & access to front balcony providing wonderful elevated view towards Plymouth Sound. Mezzanine area providing ideal additional space. Enclosed southerly gardens with a lawned & planted area & good-sized patio area. Ample off-road parking & in-and-out drive. Single garage.



OVERSOUND COTTAGE, RENNEY ROAD, HEYBROOK BAY, PL9

ACCOMMODATION

Access to the property is gained via the covered entrance through the wooden obscured glazed entrance door leading into the entrance lobby.

ENTRANCE LOBBY

Wood-effect laminate floor which extends through the majority of the ground floor accommodation. Set of louvre-fronted doors accessing a good-sized cloak cupboard space. Additional storage cupboard. Double-doors opening into the dining area. Door leading to a side passage with further under-stairs area, a cupboard housing the gas boiler and a uPVC double-glazed door leading to the side accessing the drive near the garage. From the side passage stairs ascending to the first floor.

BEDROOM THREE 13'6" x 7'8" (4.13 x 2.34)

Double-glazed window to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 9'11" x 4'7" @ widest point (3.04 x 1.41 @ widest point)

Low-level toilet and pedestal wash handbasin with a tiled splash-back. Vertical towel rail/radiator. Grey laminate flooring. Obscured double-glazed window to the side elevation.

DINING AREA 11'5" x 9'11" (3.49 x 3.03)

Accessed via the double doors from the entrance lobby. Double-glazed bay window with window seat and storage beneath to the front elevation. Opening into the kitchen/breakfast room. Archway leading into the lounge.

LOUNGE 20'5" x 12'8" (6.24 x 3.88)

Double-glazed bay window with a window seat to the front elevation. Obscured double-glazed door returning to the kitchen/breakfast room. 2 sets of double doors leading into the conservatory.

CONSERVATORY 12'2" x 11'11" (3.72 x 3.64)

Pitched polycarbonate roof. Full-length double-glazed windows to 3 elevations and double doors leading out onto the rear garden. Power point.

KITCHEN/BREAKFAST ROOM 17'7" x 10'2" incl kitchen units (5.36 x 3.10 incl kitchen units)

Series of contemporary-style matching eye-level and base units with work surfaces. Inset stainless-steel one-&a-half bowl single drainer sink unit with mixer tap. Built-in electric hob with electric oven beneath. Under-counter refrigerator and freezer which will be included within the tenancy. Double-glazed door and window to the rear elevation.

BEDROOM TWO 13'8" x 11'4" (4.17 x 3.47)

Double-glazed window to the rear elevation. Double-glazed sliding patio door leading out onto the rear gravel terrace. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 9'1" x 2'9" (2.77 x 0.85)

White modern suite comprising shower cubicle with tiled area surround and shower unit with spray attachment, low level toilet and small sink unit with mixer tap. Vertical towel rail/radiator. Roof light. Built-in extractor.

FIRST FLOOR LANDING AREA

Doors leading to the master bedroom and doors leading out to a rear sun terrace.

SUN TERRACE

Please note to date that this area is inaccessible as there are remedial works needed to be completed for safety reasons before access and use can be given to the sun terrace.

MASTER BEDROOM 17'7" x 15'8" (5.38 x 4.80)

Sloping ceiling to the front and rear elevations. Two roof windows to the rear elevation. Double-glazed double doors with full-length windows leading to the front balcony providing a panoramic outlook over the local countryside and views across Plymouth Sound towards Plymouth and Cornwall. Two built-in storage areas within the eaves. Small elevated door leading to the mezzanine area. Archway with built-in wardrobe and work top and doorway leading to the ensuite bathroom.

MEZZANINE AREA 15'11" x 12'9", restricted head height of 5'6" at (4.86 x 3.89, restricted head height of 1.68 at hig)

Sloping ceilings to the front and rear elevations. Window to the rear elevation. This area has been decorated and carpeted and provides not only additional storage but restricted access to an area which could be used as a child's play space or a hobbies area.

ENSUITE BATHROOM 10'5" x 9'0" (3.18 x 2.75)

White modern suite comprising a 'P'-shaped bath with tiled area surround, curved shower screen, shower unit and spray attachment, a low level toilet and pedestal wash handbasin. Built-in shelved linen cupboard. Obscured double-glazed window to the side elevation.

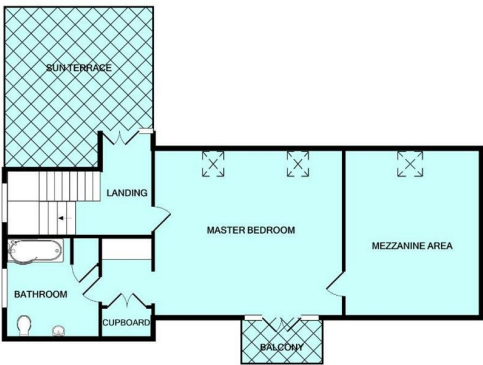
OUTSIDE

There are 2 sets of wrought-iron gates providing in and out access onto the brick parking area. There is ample off-road parking for a number of vehicles as well as turning space. On one side of the property there is a single garage with an up-&-over door to the front elevation and door to the rear leading into the garden. Within the garage there is plumbing for a washing machine and a separate wc. On the other side of the property there is a gate leading through to the rear garden. The rear garden has a gravelled sitting area adjacent to the rear with steps leading down onto a lawned and tree-lined area of garden. Please note that the conifer trees on the right-hand side of the property are to be removed in the future and will be replaced by timber fencing in line with what is already present.

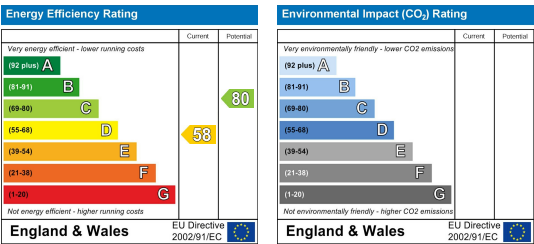
Area Map



Floor Plans



Energy Efficiency Graph



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