Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



35 Barton Road

Turnchapel, Plymouth, PL9 9RQ

Offers Over £375,000

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Superbly-presented waterside townhouse in an incredible position enjoying fantastic views over Hooe Lake. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, ground floor study/optional 4th bedroom, open-plan kitchen/dining/family room leading onto the rear garden. On the first floor, is a lounge with balcony takes advantage of the fantastic views and a master bedroom with an ensuite shower room. On the top floor there are 2 further bedrooms & family bathroom. To the rear, there is a garden and a garage with parking in front. The property has double-glazing & central heating.







BARTON ROAD, HOOE, PL9 9RQ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'5 x 6'6 max width (4.09m x 1.98m max width)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Double-width cupboard, also housing the gas boiler.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 28'5 x 12'11 (8.66m x 3.94m)

A superb ground floor room providing ample space for seating and dining plus a breakfast bar. To the rear there is a walk-in bay window with uPVC double-glazed windows to 2 elevations and French doors leading to outside. Under-stairs storage cupboard. Kitchen cabinets fitted with matching fascias and work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a splash-back and a cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for a washing machine. Space and plumbing for dishwasher.

STUDY/GROUND FLOOR BEDROOM FOUR 9'3 x 6'1 (2.82m x 1.85m)

Window with a fitted blind to the front elevation. Built-in desk with shelving above. Built-in wardrobe.

DOWNSTAIRS CLOAKROOM/WC 5'4 x 2'9 (1.63m x 0.84m)

Fitted with a wc and pedestal basin with a tiled splash-back.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

LOUNGE 12'11 x 11'10 max depth (3.94m x 3.61m max depth)

Facing towards the lake with a window and French doors providing views. The French doors opening onto a balcony with a glass balustrade and fitted with composite decking.

BEDROOM ONE 13' x 10'1 (3.96m x 3.07m)

2 windows with fitted blinds to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7' x 5'2 (2.13m x 1.57m)

Comprising a double-sized tiled shower, wc and pedestal basin with a tiled splash-back. Wall-mounted towel rail/radiator.

TOP FLOOR LANDING

Providing access to the remaining accommodation. Loft hatch.

BEDROOM TWO 12'10 x 11'5 wall-to-wall (3.91m x 3.48m wall-to-wall)

Velux-style window with fitted blind to the rear elevation. Built-in wardrobe. Cupboard housing the hot water cylinder.

BEDROOM THREE 12'10 x 9'2 max depth (3.91m x 2.79m max depth)

2 windows to the front elevation, one is a Velux-style window with a fitted blind. Lovely views over the lake. Built-in wardrobes. Built-in over-stairs cupboard.

BATHROOM 6'4 x 5'10 (1.93m x 1.78m)

Comprising a bath with a shower system over, tiled area surround and a glass screen, pedestal basin with a tiled splash-back and wc. Mirrored medicine cabinet.

GARAGE 19'10 x 10'3 (6.05m x 3.12m)

Up-&-over door to the front elevation. Pitched roof providing over-head storage. Parking space in front of the garage.

OUTSIDE

The front garden has been landscaped with areas laid to artificial grass, pebbles and decking. A paved pathway leads to the main front entrance, which is covered by the stainless-steel balcony. The rear garden is laid to paving and decking. There is a timber bar, and a rear access gate.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

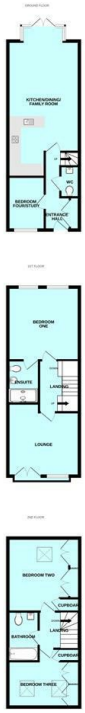
AGENT'S NOTE

There is an annual management charge of approximately £250.

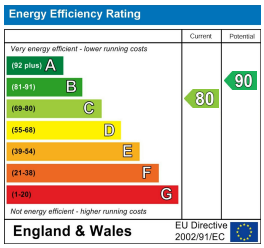
Area Map

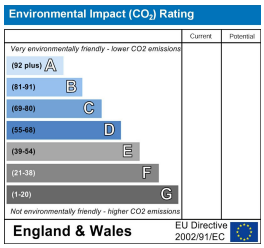


Floor Plans



Energy Efficiency Graph





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