Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



7 Lord Louis Crescent

Mount Batten, Plymouth, PL9 9SH

£700,000

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LORD LOUIS CRESCENT, MOUNT BATTEN ,PLYMOUTH PL9 9S

THE HISTORY

The Crescent is located on the site of the former RAF Officers Mess at Mount Batten. The location is unprecedented and enjoys uninterrupted views over Plymouth Sound, Drakes Island & towards Kingsand and Cawsand together with the Breakwater and the South East Cornish coastline. The Crescent comprises of 17 four-storey properties designed by architect John Taylor MBE. The gated development is set within large landscaped grounds. Close by to the Mount Batten peninsula is the village of Turnchapel with its famous local pubs, Yacht Haven Marina is a stone's throw away with its own pub and restaurant. There is a water taxi across to Plymouth's famous Barbican. All in all this is one of the most wonderful locations to live within the area and a view of this exceptional property is highly recommended.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

16'2 x 3'3 (4.93m x 0.99m)

Feature high ceilings and coving. Tiled floor. Recessed cupboard with hanging rail and shelving. Further door opening into the inner hall.

INNER HALL

9'1 x 6'2 (2.77m x 1.88m)

Providing access to the remaining accommodation. Feature high ceilings with coving. Doors leading to the kitchen/breakfast room. Double doors leading to the dining room. Doorway opening to the downstairs wc. Tiled floor which continues throughout this level.

DINING ROOM

17'10 x 16'4 (5.44m x 4.98m)

Feature high ceilings with coving and ceiling rose. 2 sets of French doors providing fantastic views. Access to the lift.

KITCHEN/BREAKFAST ROOM

15'1 x 14'8 (4.60m x 4.47m)

Range of matching base and wall-mounted cabinets with work surfaces and tiled splash-backs. Inset one-&-a-half bowl single-drainer sink unit. Integral dishwasher. Inset 4-burner gas hob with a cooker hood above. Built-in Neff double oven and grill. Built-in dresser to match the kitchen cabinets. Space for free-standing fridge/freezer. Ample space for table and chairs. Feature high ceilings with coving and spotlighting. 2 windows to the front elevation.

DOWNSTAIRS WC

5'8 x 4'7 (1.73m x 1.40m)

Comprising a wall-mounted basin and wc with a concealed cistern. Partly-tiled walls. Coved ceiling.

FIRST FLOOR LANDING

9'4 x 6'5 (2.84m x 1.96m)

Providing access to the accommodation. Recessed cupboard with shelving.Staircase continues to the top floor.

LOUNGE

17'7 x 16'2 (5.36m x 4.93m)

A stunning reception room facing the sea with 2 windows and a bay window providing fabulous views over Plymouth Sound towards the Cornish coastline, The Breakwater and Drake's Island. Access to the lift. Coved ceiling and ceiling rose.

BEDROOM TWO

12'1 x 9'3 (3.68m x 2.82m)

Window to the front elevation. Coved ceiling. Ceiling rose. Recessed cupboard with shelving housing the hot water cylinder.

BEDROOM THREE

11'11 x 9'3 (3.63m x 2.82m)

Window to the front elevation. Coved ceiling. Ceiling rose.

SHOWER ROOM

9'5 x 5'5 (2.87m x 1.65m)

Comprising an enclosed, tiled shower, basin with cupboard beneath and wc with concealed cistern. The remaining walls are partly tiled with a tiled floor. Coved ceiling. Spotlighting. Wall-mounted mirror over the basin with a light and shaver point above.

TOP FLOOR

BEDROOM ONE
17'1 x 13'3 (5.21m x 4.04m)
A generous room with coved ceilings and ceiling rose. Loft hatch. Access to the lift. Sliding double-glazed doors opening into the sun lounge whilst a separate door opens into the dressing room.

SUN LOUNGE
17'3 x 9'11 (5.26m x 3.02m)
A stunning room with a tiled floor, full-width sliding windows and doors with a Juliette-style balcony. This room provides breathtaking views over Plymouth Sound and The Breakwater, towards the Cornish coastline incorporating Fort Picklecombe, Cawsands, Kingsands and Drake's Island, also extending towards Plymouth. Cupboard with hanging rail and shelving.

DRESSING ROOM
9'4 x 8'6 (2.84m x 2.59m)
Window to the front elevation. Built-in wardrobes. Coved ceiling. Ceiling rose. Door opening into the ensuite bathroom.

ENSUITE BATHROOM
9'4 x 9'1 (2.84m x 2.77m)
Comprising a bath with a shower system above and a glass shower screen, basin with storage beneath and wc with a concealed cistern and a bidet. Partly-obscured window to the front elevation providing nice views. Coved ceiling. Spotlighting. Partly-tiled walls. Tiled floor.

LOWER HALLWAY
Tiled floor. Access to the integral garage and utility room. Lift access.

UTILITY ROOM
7'5 x 7 (2.26m x 2.13m)
Base and wall-mounted cabinets with work surfaces and tiled splash-backs. Stainless-steel single-drainer sink. Space for appliances. Coved ceiling.

INTEGRAL DOUBLE GARAGE
18'11 x 17'3 (5.77m x 5.26m)
Remote door to the front elevation. Power and lighting. Wall-mounted shelving. Consumer unit.

OUTSIDE
The property is set within well-kept communal grounds with a driveway to the front elevation and a bin store which also has a tap/hosepipe. Facing the sea is a paved patio area which opens onto the communal areas of garden.

COUNCIL TAX
Plymouth City Council
Council Tax Band: G

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









Road Map



Hybrid Map



Terrain Map



Floor Plan

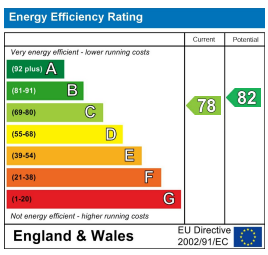


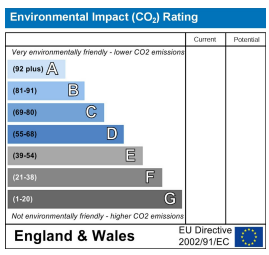
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Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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