



6 Spinnaker Quay

Mount Batten, Plymouth, PL9 9SA

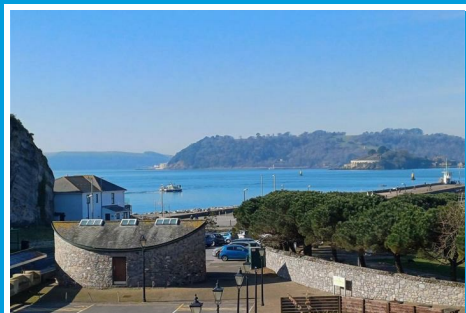
£450,000



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SPINNAKER QUAY, MOUNT BATTEN, PL9 9SA

ACCOMMODATION

Hard wood front door opening into the entrance hall.

ENTRANCE HALL

15' x 13'6" incl stairwell (4.57m x 4.11m incl stairwell)

Staircase ascending to the first floor. Under-stairs storage cupboard. Recessed cloak/boiler cupboard. Doors providing access to the ground floor accommodation.

KITCHEN/DINING ROOM

18'6" x 11'4" (5.64m x 3.45m)

A superb room running the full-width of the property with ample space for dining table and chairs. Range of kitchen cabinets with matching fascias complemented by polished granite work surfaces and glass splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in NEFF double oven and grill. Inset AEG 5-burner gas hob. Stainless-steel faced pan drawers with beneath the hob. Integral washing machine/tumble dryer and dishwasher. Integral fridge and freezer. Inset ceiling spotlights. 2 windows with fitted blinds. French doors opening onto the terrace with views towards Plymouth Sound.

STUDY/BEDROOM FOUR

11' x 8'1" (3.35m x 2.46m)

Window with fitted blind. Fitted desktops and shelving.

DOWNSTAIRS SHOWER ROOM/WC

8' x 4'4" (2.44m x 1.32m)

Comprising a shower fitted with a Mira Sport shower system and a glass screen, basin and wc. Mirror with light above. Fully-tiled walls. Extractor.

FIRST FLOOR LANDING

Providing access to the lounge and master bedroom. 2 recessed cupboards fitted with shelving.

LOUNGE

18'6" x 12'1" (5.64m x 3.68m)

A superb open-plan full-width room with full-height windows and doors with fitted blinds facing Plymouth Sound and providing lovely views. Balcony with glass and stainless-steel balustrade. Inset ceiling spotlights.

BEDROOM ONE

12'6" x 11'8" (3.81m x 3.56m)

French windows opening onto a stainless-steel and glass Juliette balcony. Access through to the dressing room.

DRESSING ROOM

10'6" x 5'6" incl wardrobe (3.20m x 1.68m incl wardrobe)

Deep wardrobe with sliding mirrored doors. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

7'8" x 5'6" (2.34m x 1.68m)

Comprising an enclosed shower fitted with a Mira Sport shower system, bidet, wc and pedestal basin. Chrome heated towel rail. Mirrored bathroom cabinets. Fully-tiled walls. Extractor. Inset ceiling spotlights. Obscured window to the front elevation.

TOP FLOOR LANDING

Providing access to the remaining bedrooms and bathroom. Feature vaulted ceiling with electronic Velux skylight.

BEDROOM TWO

13'1" x 11'6" (3.99m x 3.51m)

A stunning double bedroom with French doors opening onto a stainless-steel and glass Juliette balustrade providing magnificent views over Plymouth Sound towards Mount Edgcumbe, Drake's Island and Plymouth Hoe. Built-in storage. Access into the eaves for further storage.

BEDROOM THREE

13' x 11'8" (3.96m x 3.56m)

French doors with a glazed gable window above opening onto a stainless-steel and glass Juliette balcony. Built-in storage. Eaves access. Vaulted ceiling.

BATHROOM

6'3" x 5'7" (1.91m x 1.70m)

Comprising a bath with a Mira Sport shower system over and a shower screen, wc and pedestal basin. Wall-mounted mirror. Mirrored bathroom cabinet. Light shaver point. Extractor. Fully-tiled walls. Velux skylight.

OUTSIDE

The outside space includes a full-width balcony accessed from the

lounge on the first floor and a terrace which is laid to composite decking off the kitchen/dining room. Outside storage cupboard next to the front door. Allocated parking space within the gated brick-paved courtyard.

COUNCIL TAX

Plymouth City Council
Council tax band E

SPINNAKER QUAY

The owners of the property have shared a few thoughts on the location:

- A two minute walk to the South West Coast Path and Mount Batten Beach
- A short walk to the Mount Batten Breakwater and the waterfront - views of Plymouth Sound, Mount Edgcumbe and Cornwall
- Buses into Plymouth every 20 minutes during the day (hourly in the evening)
- Ferry boat to the Barbican every 30 minutes (daytime in winter, longer hours in summer)
- Mount Batten pub and the The Bridge restaurant very close
- Pubs at Turnchapel within walking distance (Clovelly Bay and the Borringdon Arms)
- Water sports and public slipways nearby

- British Firework Championship on Mount Batten Breakwater in August

- Shipping to see - warships to and from Devonport, Brittany Ferries ships to and from Millbay and tankers and cargo vessels to and from the Cattewater

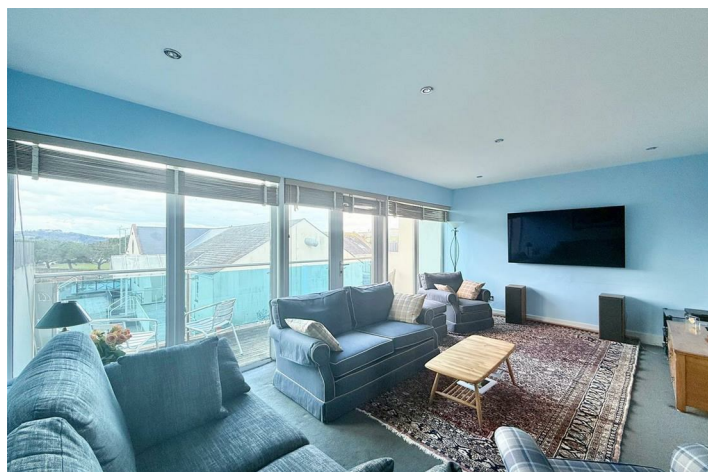
- Fort Stamford gym, leisure centre and heated swimming pool about 10 minutes' walk away

- The marina at Plymouth Yacht Haven is a few minutes' walk away and the Staddon Heights Golf Club is less than two miles from Spinnaker Quay

- Plymouth City Council has just started (March 2025) a £4 million improvement programme for the Mount Batten Water Sports Centre and leisure use of the waterfront

AGENT'S NOTE

Communal areas managed by Spinnaker Quay Management Company. Property owners are members of the company. There is an annual service charge of £840 per annum, payable monthly, to cover maintenance of the communal areas.



Road Map



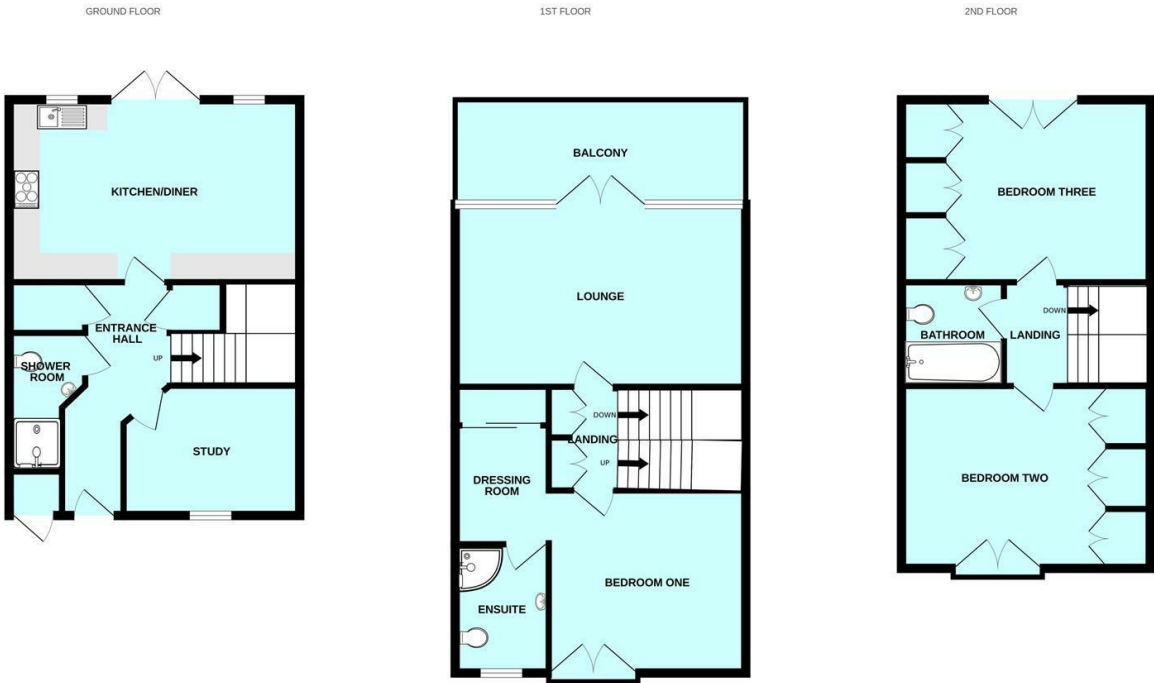
Hybrid Map



Terrain Map



Floor Plan

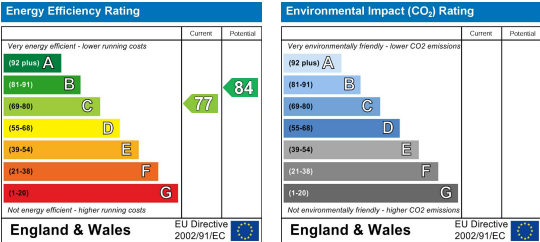


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Viewing

Please contact our Plymouth 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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