



## 14 Boringdon Road

Turnchapel, Plymouth, PL9 9TB

Offers Over £220,000



Superbly-situated mid-terraced cottage-style property set within the heart of Turnchapel, a waterside village close to the Mount Batten peninsula with its marina and watersports centre. The accommodation briefly comprises an entrance hall, dual aspect lounge, kitchen with separate dining area, 2 first floor double bedrooms, one with an ensuite bathroom and one with an ensuite shower room. Small garden area to the rear. Garage. Double-glazing & central heating. No onward chain.



**BORINGDON ROAD, TURNCHAPEL, PLYMOUTH PL9 9TB**

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Under-stairs storage cupboard.

### LOUNGE 14'8 x 8'7 (4.47m x 2.62m)

Window to the front elevation. Glazed door with a window to the side providing access to the rear outside space. Doorway concealing the staircase rising to the first floor.

### DINING AREA 9'6 x 8'9 (2.90m x 2.67m)

Ample space for dining table and chairs. Cupboard housing the gas meter. Wall-mounted consumer unit. Window to the front elevation. Archway leading into the kitchen.

### KITCHEN 9'5 x 5'4 incl kitchen units (2.87m x 1.63m incl kitchen units)

Fitted with a modern range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven. 4-burner gas hob with a cooker hood above. Space and plumbing for washing machine. Space for a fridge. Wall-mounted Worcester gas boiler. Window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the bedrooms. Loft hatch. Window to the front elevation.

### BEDROOM ONE 11'7 x 9'6 (3.53m x 2.90m)

Window to the front elevation. Built-in wardrobe with hanging rail and shelving. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 9'6 x 2'7 (2.90m x 0.79m)

Comprising a tiled shower with an electric shower system, wall-mounted basin and wc. Storage cupboard with shelving. Obscured window to the rear elevation.

### BEDROOM TWO 9'9 x 8'7 (2.97m x 2.62m)

Window to the front elevation. Doorway opening into the ensuite bathroom.

### ENSUITE BATHROOM 8'7 x 4'6 (2.62m x 1.37m)

Comprising a bath, pedestal basin and wc. Mirrored bathroom cabinet. Wall-mounted towel rail/radiator. Cupboard with shelving. Obscured window to the rear elevation.

### GARAGE 15'4 x 9'3 (4.67m x 2.82m)

Up-&-over door to the front elevation. Power and lighting.

### OUTSIDE

To the rear of the property there is a small area of outside space laid to artificial grass together with a raised retained shrub and flower bed.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

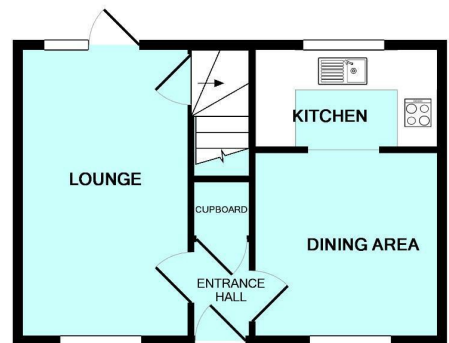
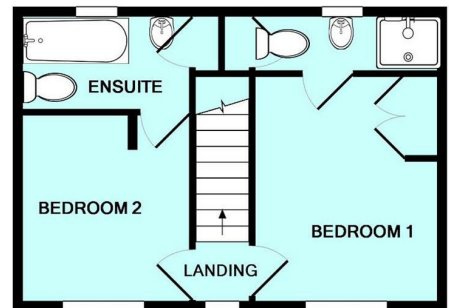
### SERVICES

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

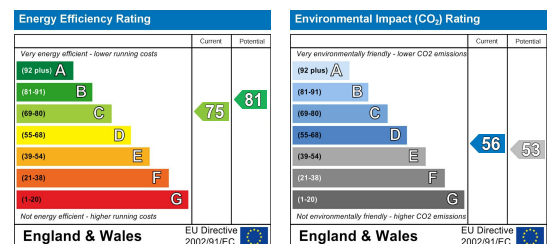
### Area Map



### Floor Plans



### Energy Efficiency Graph



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