



## 22 Spinnaker Quay

Mount Batten, Plymouth, PL9 9SA

£470,000



Most delightful property being sold with no onward chain located in the ever popular waterside development of Spinnaker Quay. The accommodation is laid out over 3 levels and is flexible in its use. It could be either arranged as one residence or split into 2 separate areas. The accommodation is currently set up with 4 bedrooms, master ensuite, additional ground floor shower room & top floor bathroom. There is a kitchen/dining/living area on the ground floor as well as a first floor kitchen/living area. It has the bonus of 2 outside patio garden areas together with residents' parking. The property benefits from double-glazing & gas-fired central heating.



## SPINNAKER QUAY, MOUNT BATTEN, PL9 9SA

### ACCOMMODATION

Access to the property is gained via the covered entrance with a wooden entrance door leading into the entrance hall.

### ENTRANCE HALL

Tiled floor. 2 built-in storage cupboards, one of which extends beneath the stairs.

### SHOWER ROOM 6'4" x 4'5" at widest points (1.95 x 1.35 at widest points)

Comprising a corner shower cubicle with a shower unit with spray attachment, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Tiled floor. Fully-tiled walls.

### BEDROOM FOUR 10'11" x 8'1" (3.35 x 2.48)

Double-glazed window to the front elevation.

### KITCHEN/DINING/LIVING AREA 32'8" x 18'6" at widest points (9.98 x 5.65 at widest points)

An irregular shaped room with a double-glazed window and French-style double doors providing a pleasant outlook and access onto the patio garden. Within the kitchen area there is a series of matching beech-effect eye-level and base units with granite work tops and splash-backs. Inset one-&-a-half bowl single drainer sink unit with mixer tap. 4-ring gas hob with an extractor hood above. Adjacent double electric oven. Built-in dishwasher. Built-in under-counter fridge and freezer. Integrated washing machine. Wall-mounted gas boiler. Built-in storage cupboard.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor. Built-in storage cupboard.

### BEDROOM ONE 13'7" x 11'8" (4.16 x 3.57)

A dual aspect room with double-glazed windows to the front and side elevations with lovely views towards Mount Batten pier and across Plymouth Sound towards Drakes Island and Mount Edgecumbe in the distance. Double doors opening into a dressing area.

### DRESSING AREA 11'8" x 4'3" (3.58 x 1.32)

Range of shelving and hanging areas.

### ENSUITE SHOWER ROOM 6'5" x 4'8" (1.96 x 1.43)

White modern suite comprising a corner shower cubicle with a shower unit with spray attachment, pedestal wash basin with a mixer tap and a low level toilet. Vertical towel rail/radiator.

### LOUNGE/KITCHEN AREA 18'6" x 11'4" (5.64 x 3.47)

A dual aspect room with full-length double-glazed windows to the side elevation as well as double-glazed doors providing a pleasant outlook and access onto the sun terrace. There is a lounge area as well as a modern kitchen area. Within the kitchen area there is a sink unit with a mixer tap and an under-counter fridge.

### SECOND FLOOR LANDING

Providing access to the second floor accommodation. A velux-style double-glazed window to the sloping ceiling to the rear elevation.

### BEDROOM TWO 13'6" x 11'8" (4.12 x 3.57)

Full-length double-glazed windows with a Juliette balcony overlooking the residents' courtyard. Built-in storage including hanging rails.

### BEDROOM THREE 13'6" x 11'10" (4.12 x 3.62)

Full-length double-glazed windows with a Juliette balcony with an outlook across towards the Mount Batten watersports activity centre and views towards Plymouth Sound and Staddon Heights in the distance. Built-in storage with hanging space.

### BATHROOM 6'3" x 5'6" (1.92 x 1.68)

Comprising a bath with mixer tap, tiled area surround, shower unit, spray attachment and shower screen, pedestal wash basin with mixer tap and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls.

### OUTSIDE

The property is accessed via the private gated entrance with off-road parking in front of the property and a built-in storage area adjacent to the front entrance. There is a lovely sun terrace which is laid to patio leading from the first floor living room and also a patio garden accessed from the ground floor kitchen/dining/living room. This area is enclosed by high walling and fencing. There is a raised planted border and a storage shed.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

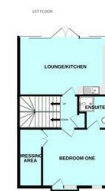
### SERVICES

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

## Area Map

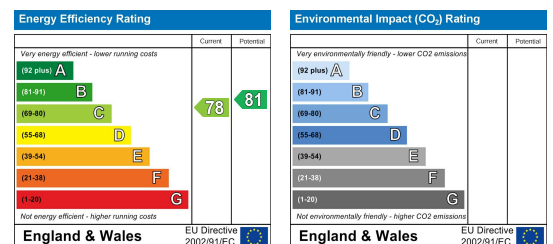


## Floor Plans



Made with Mergo ©2025

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.