



Hillside Cottage, 22 St Johns Road

Turnchapel, Plymouth, PL9 9SU

£395,000



A rare opportunity to acquire this iconic cottage within the heart of Turnchapel village. The property is a detached 3-storey cottage with an adjacent garden. There are fabulous water views from the rear of the property and the garden. The accommodation briefly comprises a living room, kitchen/dining room, ground floor cloakroom/wc, 2 bedrooms & bathroom. Double-glazing & gas central heating. Under-floor heating in the kitchen/dining room.



ST JOHNS ROAD, TURNCHAPEL, PL9 9SU

ACCOMMODATION

Front door opening into the living room.

LIVING ROOM 20'5 x 14'1 at widest point (6.22m x 4.29m at widest point)

A dual aspect room with a window with fitted blind to the front elevation and a window to the rear elevation with fabulous views. Chimney breast with storage to side. Feature exposed floorboards. Doorway providing access to the staircase and split-level landings.

STAIRCASE & SPLIT-LEVEL LANDINGS

Providing access to the accommodation. 2 windows to the rear elevation with fabulous views.

LOWER HALLWAY

Situated beneath the stairs is the ground floor cloakroom/wc, which is fitted with a low level flush cistern and a wall-mounted basin with a tiled splash-back. Tiled floor. Doorway opening into the kitchen/dining room. Side glazed door leading to the garden. Additional glazed door to the rear leading to outside.

KITCHEN/DINING ROOM 18'7 x 13'3 (5.66m x 4.04m)

A dual aspect room with windows to the side and rear elevations. Views over the garden from the side and water views from the rear. Chimney breast with period fireplace with a cast inset, tiles and a timber surround. Base and wall-mounted kitchen cabinets with work surfaces and tiled splash-backs. Single drainer sink unit. Built-in oven and hob. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Space for dishwasher. Cupboard housing the Worcester gas boiler. Tiled floor.

TOP FLOOR LANDING

Providing access to the bedrooms and bathroom. Loft hatch. Window to the rear with a fabulous view.

BEDROOM ONE 10'10 x 9'3 (3.30m x 2.82m)

Situated to the front elevation. Window with fitted blind. Chimney breast with storage alcoves either side.

BEDROOM TWO 9'1 x 8'10 (2.77m x 2.69m)

Window to the rear elevation with fantastic views. Chimney breast with a feature period fireplace with cast inset and timber surround and storage either side.

BATHROOM 7'10 x 5'5 at widest point (2.39m x 1.65m at widest point)

Comprising a bath with a shower system above and a curved glass screen, basin with a cupboard beneath and wc. Chrome towel rail/radiator. Wall-mounted cabinet. Partly-tiled walls. Window to the side elevation.

OUTSIDE

A superb feature of this property is the garden, which is highly unusual and rare for a property in Turnchapel. The garden comprises areas laid to lawn together with a variety of mature planting, plus patio areas. From the gardens there are superb water views towards Plymouth.

COUNCIL TAX

Plymouth City Council
Council tax band D

Area Map

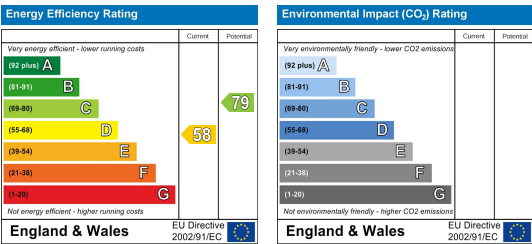


Floor Plans



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Energy Efficiency Graph



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