



## 70 Millbay Road

Millbay, Plymouth, PL1 3FL

£425,000



A stunning 4-storey townhouse situated in this incredible position enjoying uninterrupted views over the marina towards Plymouth Sound, incorporating Drakes Island and the Breakwater. The property features an open-plan living room/kitchen with a balcony and full-height windows with incredible views, top floor roof terrace, 4 bedrooms, master ensuite shower, additional shower room, utility and downstairs cloakroom/wc. Courtyard-style garden. Secure parking. Double-glazing & central heating.



## MILLBAY ROAD, PLYMOUTH, PL1 3FL

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 21'6 x 3'11 (6.55m x 1.19m)

Providing access to the ground floor accommodation. Staircase ascending to the top floor. Recessed cupboard with shelf, also housing the consumer unit, electric meter and stopcock.

### BEDROOM FOUR 14'4 x 7'2 max width (4.37m x 2.18m max width)

Currently used as study. Window with a fitted blind to front elevation.

### BEDROOM THREE 11'2 x 11'1 (3.40m x 3.38m)

Full-height window and glass door to the rear opening onto the paved courtyard.

### DOWNSTAIRS CLOAKROOM/WC 6'7 x 3'3 (2.01m x 0.99m)

Fitted with a wc and a wall-mounted basin with a tiled splash-back. Over-head cupboards.

### FIRST FLOOR LANDING

Stairs ascending to the next level. Doors to the first floor accommodation.

### OPEN-PLAN LIVING ROOM/KITCHEN 23'2 x 13'4 (7.06m x 4.06m)

A superb open-plan room taking full advantage of the property's position. Ample space for seating and dining. Sliding double-glazed doors with fitted shutters leading onto a glass balcony. Within the lounge area there is a feature full-height window with fitted shutters providing incredible views. The kitchen area is fitted with cabinets with matching fascias, work surfaces and quartz-style stone splash-backs. Inset 4-burner gas hob with a stainless-steel splash-back and a cooker hood above. Separate built-in oven and grill. Separate microwave. Integral fridge and freezer. Integral dishwasher.

### BEDROOM ONE 15'4 x 11'11 max dimensions (4.67m x 3.63m max dimensions)

Built-in wardrobe with sliding doors. Cupboards above the wardrobe. Obscured window to the rear elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'4 x 3'10 (2.24m x 1.17m)

Comprising an enclosed shower with waterproof boarding and a built-in shower system, pedestal basin and wc with a matching boarded surround. Mirrored bathroom cabinet. Chrome towel rail/radiator.

### SECOND FLOOR LANDING

Stairs leading to the top level. Doors to the second floor accommodation.

### BEDROOM TWO 11'1 x 9'1 (3.38m x 2.77m)

Obscured window to the rear elevation.

### SHOWER ROOM 7'3 x 4'11 (2.21m x 1.50m)

Fitted with a large walk-in shower with waterproof panelling to the walls, a fixed glass screen and a built-in shower system, pedestal basin and wc with matching panelled surround. Large wall-mounted mirror with lighting above. Chrome towel rail/radiator.

### TOP FLOOR LANDING

Providing access to the utility room. Glazed door with a full-height window to the side opening onto the roof terrace.

### UTILITY ROOM 11' x 4'10 (3.35m x 1.47m)

Stainless-steel single drainer sink unit with a cupboard beneath. Space and plumbing for washing machine. Hot water cylinder. Over-head slatted shelving. Wall-mounted gas boiler.

### ROOF TERRACE 13'4 x 11'8 (4.06m x 3.56m)

Glass balustrade. Providing incredible views over the marina and Plymouth Sound, towards Drakes Island, the Breakwater and Staddon Heights golf club.

### COUNCIL TAX

Plymouth City Council

Council tax band D

### AGENT'S NOTE

The property is leasehold with 232 years remaining on a 250 year lease. There is an annual service charge of £2100. No ground rent.

## Area Map

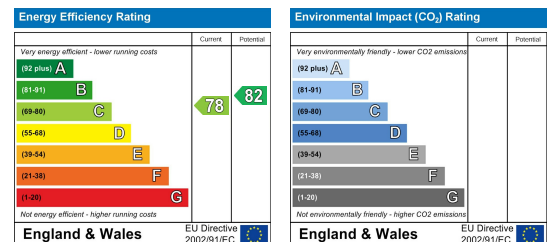


## Floor Plans



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## Energy Efficiency Graph



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