



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

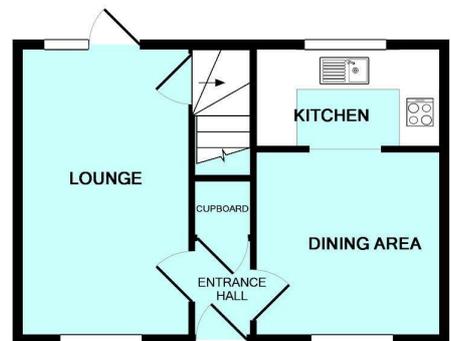
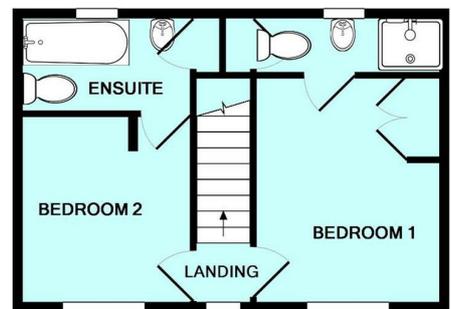
SERVICES

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

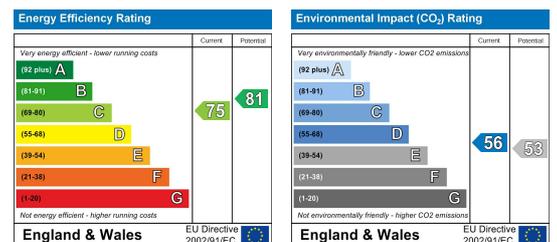
Area Map



Floor Plans



Energy Efficiency Graph



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.