



Plot 15 Boston Quays, Baylis Road, Oreston, Plymouth, Devon, PL9 7NQ



O.I.R.O £450,000



Boston Quays is a unique development offering contemporary styling within an enviable waterfront position. This collection of stylish homes benefits from direct access to Hooe Lake via a slipway. An attractive village feel is created by the variety of house styles and a characterful streetscape. Each home showcases excellent design throughout and boasts a nice sized rear garden. Plot Fifteen, is a two-bedroom bungalow located on an elevated and level plot and boasting a generously sized open-plan living room, enclosed private garden and two allocated parking spaces.

This unique, one storey spacious residence is situated on an elevated plot which takes advantage of some scenic and waterside views. The property is well suited for wheelchair access throughout. The property comprises a central entrance hallway, giving access to a well-appointed open plan lounge/dining/kitchen with an impressive feature window over the kitchen area and a set of sliding doors which provide access to a sizeable sun terrace and the garden beyond. The fitted kitchen is contemporary, well planned and has an integrated oven, induction hob, stainless steel sink with draining board and taps. There are recesses, electrics and plumbing are in place for the buyer's choice of freestanding white goods. Two double bedrooms and one family bathroom are also accessed from the central entrance hall. Bedroom one has direct access to the bathroom facilities via an integral door and to the westerly facing sun terrace, via patio doors.

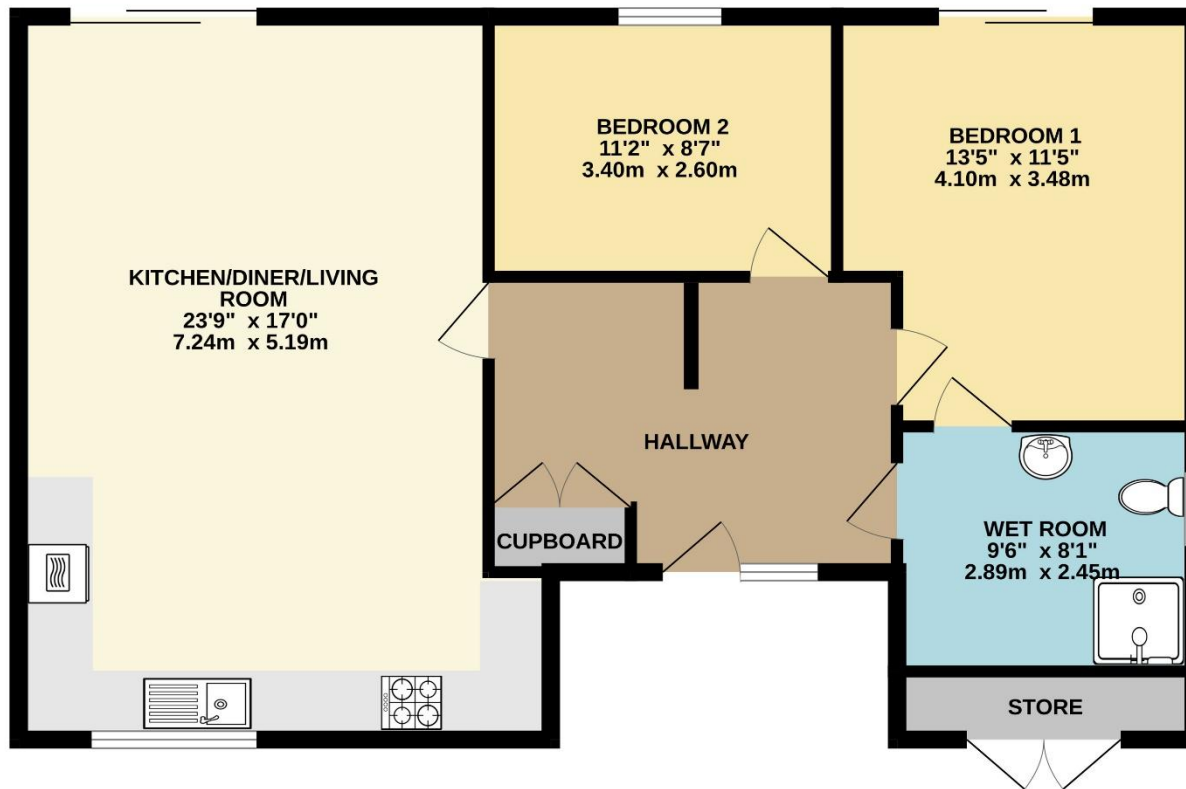


Outside, the property enjoys a private elevated position, providing some views of the water and a level and private garden which is mostly laid to lawn but has a paved sun terrace wrapping two sides of property. This home also benefits from two allocated parking spaces (one with EV charging provision) and a bin store to the front of the house.

To view this property call Lang Town & Country Estate Agents on **01752 278499**.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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