



Providence Cottage, Boringdon Road, Turnchapel, PL9 9TF

£425,000 FREEHOLD EPC: D

**ATWELL
MARTIN**
ESTATE AGENTS



Providence Cottage Boringdon Road

Turnchapel, Plymouth

Providence Cottage makes a delightful family home in the heart of the beautiful, waterside village of Turnchapel. This unique family home with self contained one bedroom annex has stunning views over the water, private south facing gardens, three double bedrooms & two bathrooms. No onward chain.

Council Tax band: C

Tenure: Freehold

- Three Double Bedroom Family Home with One Bedroom Annex
- Lounge
- Kitchen/Breakfast Room
- Jack & Jill Bathroom
- Main Bedroom Suite with En-Suite Bathroom
- Stunning Panoramic Water Views From Both Properties
- Private South Facing Walled Gardens
- Large Annex with Private South Facing Gardens
- Annex with Own Kitchen/Breakfast Room, Bathroom, Lounge & Bedroom



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You enter the property into a porch, which leads into the entrance hall. The entrance hall has space for shoes and coats, with stairs up to the first floor living accommodation and doors into the lounge and kitchen/breakfast room. There is a handy storage cupboard.

The lounge is an irregular shape, with a window to the front elevation which overlooks the gardens. There is a feature fireplace with an inset electric fire to finish. The kitchen/breakfast room is an excellent size, with dual aspect windows to the front and rear elevation with views over the water. There is a fitted kitchen with space for an array of appliances, plus a storage cupboard which houses the Combi Boiler. There is space for a large breakfast table and potential to reinstate a doorway into the annex.

Upstairs, the first floor landing gives access to all three bedrooms. Bedrooms two and three have views over the water and front gardens and have access into the Jack and Jill bathroom. The bathroom has a panelled bath with a shower overhead, a low level w/c and hand wash basin.

The main bedroom suite is on the second floor and is an excellent size, with stunning views over the water and has an ensuite bathroom. The ensuite has a panelled bath with a shower attachment, low level w/c and a hand wash basin. There is a large Velux window to the rear elevation to finish.



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The Annex

The annex has its own entrance point via a porch which leads through to the kitchen/breakfast room. The kitchen is fully fitted with a range of wall and base mounted units and a range of internal appliances. There is a door which opens into the lounge and into the bathroom.

The bathroom has a large storage cupboard, plus a panelled bath with a shower overhead, a low level w/c and hand wash basin. There is an obscured window to the front elevation.

The lounge has a window to the rear elevation, with views over the water and a wood burner. There are stairs up to the bedroom. There is an opportunity to install a doorway back into the main house kitchen from here if required.

The bedroom has a dual aspect windows to the front and rear elevations, giving superb views over the water. There is also an opportunity to install a doorway into the main house from here, which would open into the third bedroom. The annex has its own Combi Boiler heating system and power.





Outside

Externally, both the main home and the annex have private south facing gardens, which are fully enclosed. Parking Permits for the village can be applied for via Plymouth City Council.

Tenure & Services

Tenure - Freehold

EPC - D

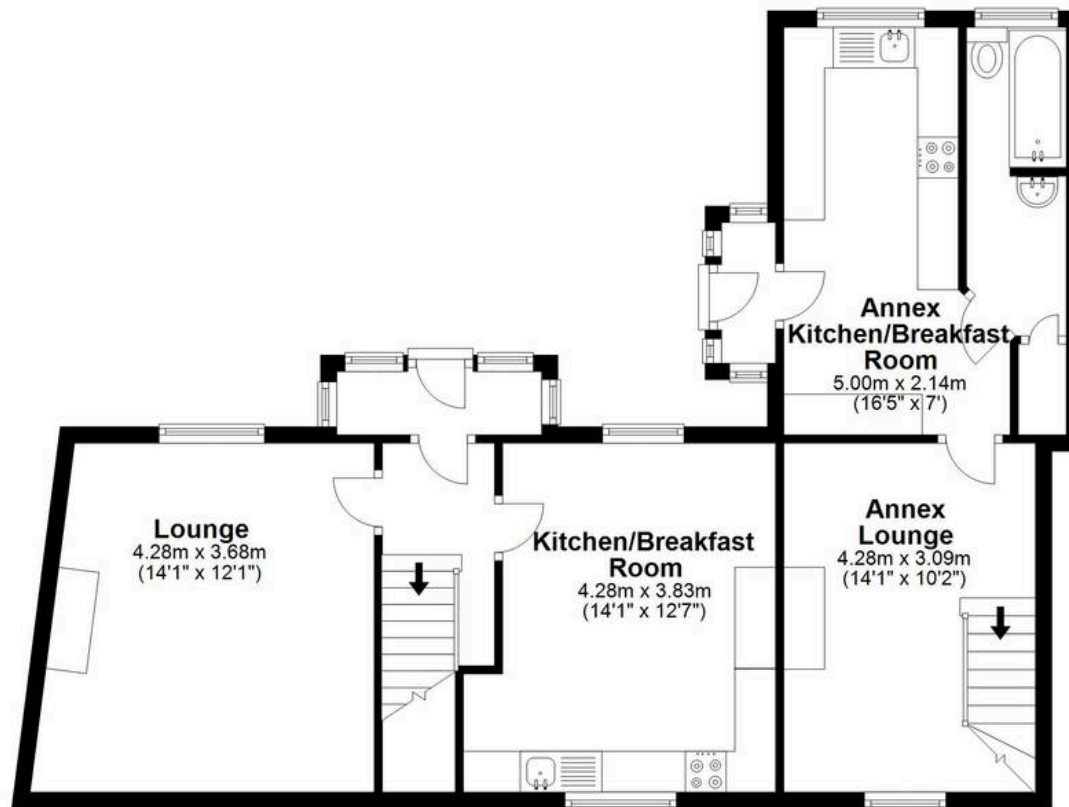
Council Tax Band - C & A





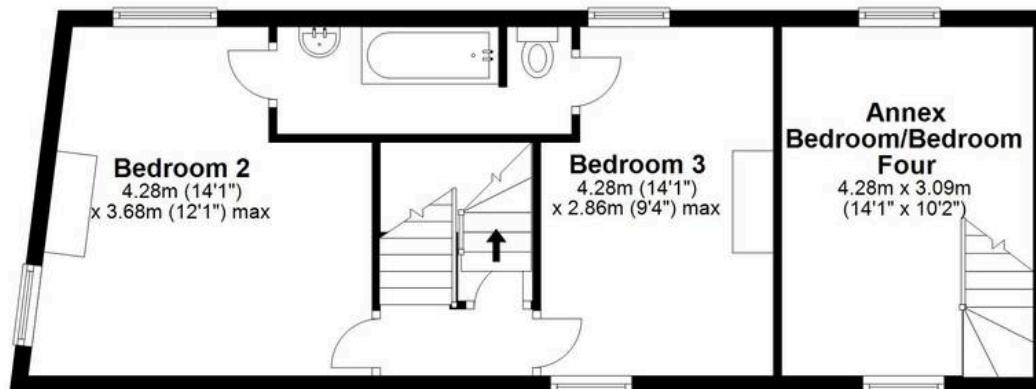
Ground Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



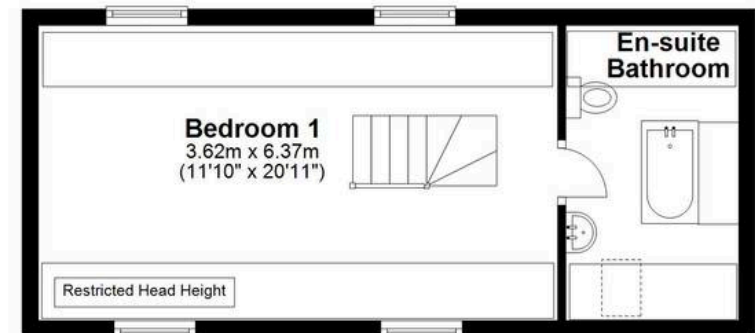
First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 155.5 sq. metres (1673.8 sq. feet)

Boringdon Road, Turnchapel, Plymouth



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