



**Connells**

Barton Road  
Plymouth





### Property Description

Discover the allure of waterside living in this exceptional 4-bedroom semi-detached house on the Barton Road development, offering breath taking views across the water. Convenience meets charm with a location within walking distance to public houses, a cafe, and good primary school. Also within easy access of the Mount Batten water taxi providing easy access to the Plymouth Barbican, complemented by scenic walks around Jennycliff.

Inside, the property features an en-suite to bedroom one, aswell as the practicality of a downstairs WC which adds to the comfort of daily living.

A wrap-around garden, with the rear area enclosed and mostly laid to lawn, as well as a garage for secure parking and additional storage.

This house is more than a home; it's a lifestyle opportunity with fantastic views and a perfect blend of convenience and natural beauty. Don't miss the chance to call it yours.

### Entrance Hallway

Enter the property through a double glazed door to the side of the property. The downstairs of the property is tiled, making it feel bright and airy.

### Kitchen

12' 6" max x 12' 6" max ( 3.81m max x 3.81m max )

The modern fitted kitchen comprises of matching wall and base units with complimentary work surface, electric oven, gas hob and tiled splashbacks. There is a double glazed window to the side aspect and a double doors that lead out to the rear garden.

### Downstairs Wc

Comprising of WC, wash hand basin and heated towel rail.

### Study /bedroom Four

9' 7" x 12' 8" ( 2.92m x 3.86m )

Currently used as an additional reception room but could be used as a study or fourth bedroom. This convenient room has lovely view of the water and also looks out over the side garden. This is where you will find the telephone & WIFI point, as well as a spacious under stairs cupboard.

### First Floor

### Lounge

Located on the 1st floor the lounge has double glazed windows to the rear and side aspect with lovely outlooks. There is also a television point and is the perfect space to quietly tuck yourself away.

### Bedroom Three

12' 7" max x 9' max ( 3.84m max x 2.74m max )

The third bedroom is currently used as an office space, in order for the current owners to benefit from the stunning views whilst working. It has a double glazed bay window to the front aspect with lovely panoramic views of the water.

### Second Floor

#### Bedroom One

15' max x 12' max ( 4.57m max x 3.66m max )

Bedroom one has double glazed windows to the side and rear aspect, a radiator and television point.

#### Ensuite

A door from bedroom one leads onto the ensuite. It comprises of a low level flush WC, wash hand basin, large shower cubicle, extractor fan, tiled flooring and a double glazed window to the side aspect. There is also a door that leads back to the landing, allowing multiple access points.

#### Bedroom Two

9' max x 12' 7" ( 2.74m max x 3.84m )

The second bedroom has a double glazed bay window to the side aspect with stunning panoramic views making it a wonderful place to begin and end your day.

#### Outside Rear

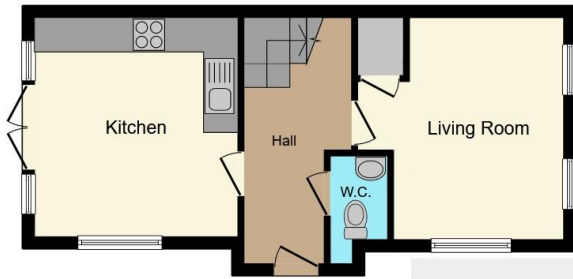
This property stands out as it benefits from a wrap round garden which is mostly laid to lawn meaning there is plenty of space for activities, hosting or even storing equipment.

#### Garage

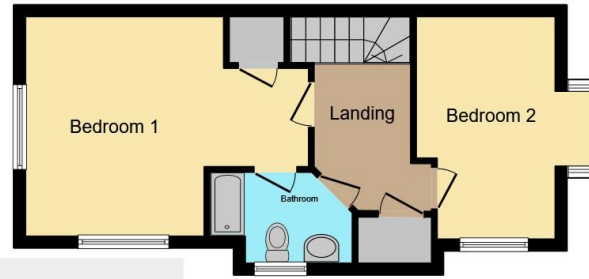
The property benefits from a spacious garage with additional allocated parking space.



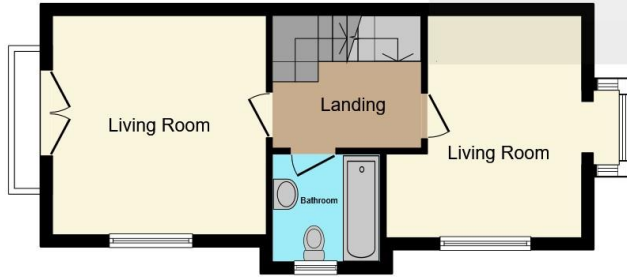




**Ground Floor**



**Second Floor**



**First Floor**

Connells



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To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/PLK306586](http://connells.co.uk/Property/PLK306586)**

Tenure: Freehold



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