



Connells

Sunnyside
Turnchapel Plymouth



Property Description

Nestled in a sought-after seaside location, this charming 3-bedroom end-of-terrace cottage offers a fantastic opportunity for both comfortable living and future development. Boasting traditional character and coastal appeal, the property is currently arranged as a spacious family home, but with ample scope for conversion into two separate cottages, subject to the necessary planning permissions.

Inside, the cottage features a bright and airy living space with original period details, including exposed beams and a welcoming fireplace. The large kitchen provides plenty of room for modernisation, while the three well-sized bedrooms offer versatile accommodation. A family bathroom and additional utility space complete the layout, with potential for reconfiguration to create additional living units.

The property sits on a generous plot, benefiting from a good-sized garden to the rear, with views of the surrounding countryside and coastline. A short walk from local amenities and the beach, this property is perfectly positioned to take advantage of everything the area has to offer, whether as a family home or a potential income-generating investment.

With the potential to split into two separate cottages, this is an exciting opportunity to create a profitable business in a desirable coastal location. Early viewings are highly recommended.

Entrance

Enter the property through a single glazed door to the front aspect. There is a radiator and an understairs cupboard.

Kitchen

10' 5" x 10' 4" (3.17m x 3.15m)

A fitted kitchen comprising; base units with complimentary work surface, stainless steel sink with drainer unit, electric oven, electric hob, space and plumbing for dishwasher, space for fridge/ freezer, combi boiler and vinyl flooring. There are two double glazed windows to the rear aspect.

Dining Room

12' 10" x 10' 1" (3.91m x 3.07m)

There is a double glazed window to the rear aspect, a radiator and vinyl flooring.

Shower Room

The shower room comprises; wash hand basin, WC, shower cubicle, extractor fan, a radiator and is part tiled. There is a double glazed window to the side aspect.

Utility Room

7' 3" x 6' 4" (2.21m x 1.93m)

The utility room has a stainless steel sink with drainer unit, space and plumbing for washing machine and a double glazed window to the side aspect.

Bedroom Two

Bedroom Two is a double room with built in wardrobes, a radiator, combi boiler and two double glazed windows to the front aspect.

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

The third bedroom is a single room with built in wardrobes, a radiator and a double glazed window to the front aspect.

Second Shower Room

The second shower room comprises; wash hand basin, WC, shower cubicle, extractor fan and is part tiled.

First Floor

Lounge

23' 5" x 13' 6" (7.14m x 4.11m)

A spacious lounge with two double glazed windows to the rear aspect with amazing views over the marina towards Plymouth. There is a gas fireplace, television point and radiator.

Balcony

Accessed from the first floor lounge is a good sized balcony to enjoy the lovely water views.

Bedroom One

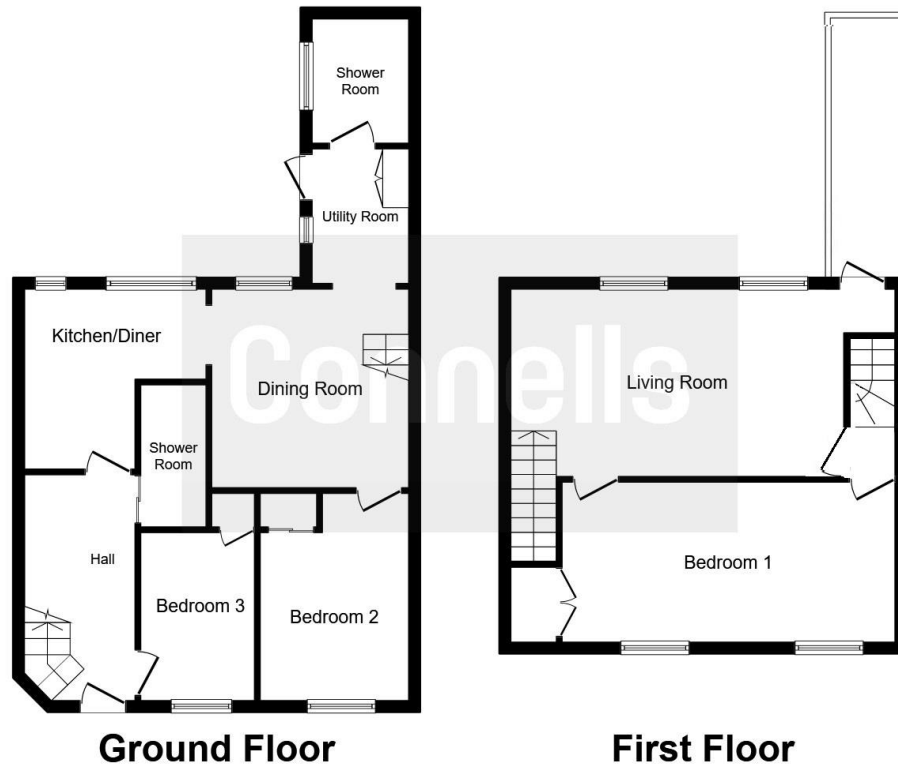
19' 11" x 9' 6" (6.07m x 2.90m)

Bedroom One is a spacious double bedroom with built in wardrobes, two radiators and two double glazed windows to the front aspect.

Rear Courtyard

To the rear is a paved low maintenance tiered courtyard with raised planting beds and access to the rear.





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EPC Rating: D

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Tenure: Freehold



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