



## Renney Road

Heybrook Bay, Plymouth, PL9 0BD

£780,000



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## RENNEY ROAD, HEYBROOK BAY, PLYMOUTH PL9

### Accommodation (Accommodation)

Front door opening into the entrance hallway.

### ENTRANCE HALLWAY

7'4 x 8'5 (2.24m x 2.57m)

Tiled floor. Cloak cupboard with hanging rail and shelf and plumbed with a radiator. Doorway providing access into the self-contained apartment. Further doorway with window to side opening into the inner hallway.

### INNER HALLWAY

12'7 x 8'10 max dimensions (3.84m x 2.69m max dimensions)

Providing access to the ground floor accommodation. Staircase with a stainless-steel and glass balustrade ascending to the first floor. Under stairs storage cupboard. Recessed cupboard with shelving.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

38'4 x 13'9 (11.68m x 4.19m)

A superb open-plan triple aspect room with windows to the front, side and rear elevations. From the front there are views over Plymouth Sound to Drakes Island and from the side views over the garden out to sea. To the rear of the room there is a sitting area with ample space for sofas and chairs etc. To the front there is a dining area with ample space for dining table and chairs and in the centre of the room there is the fitted kitchen. The kitchen comprises base and wall-mounted cabinets with matching fascias and polished stone work surfaces. Space for free-standing American-style fridge-freezer. Built-in double oven and grill. Inset 5-burner gas hob with a cooker hood above. Integral dishwasher. Inset ceiling spotlights. Glazed double doors opening into the lounge.

### LOUNGE

23'8 x 12'11 (7.21m x 3.94m)

Triple aspect room with patio doors to the front and rear elevations. Fireplace with a granite surround, slate hearth and wood burner. Hard wood flooring. Window with fitted blind to the rear elevation. Over-head Velux-style skylights. Inset ceiling spotlights. From the front there are fabulous views over Plymouth Sound to Plymouth and incorporating Drakes Island.

### DOWNSTAIRS SHOWER ROOM/WC

6'11 x 5'8 (2.11m x 1.73m)

Comprising an enclosed shower, wall-mounted wc with a push-button flush and wall-mounted basin. Chrome towel rail/radiator. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window with a fitted blind to the rear elevation.

### UTILITY ROOM

6'10" x 4'7" (2.08 x 1.40)

Comprising space and plumbing for washing machine. Wall-mounted shelving.

### FIRST FLOOR LANDING

12'2 x 9'2 (3.71m x 2.79m)

Providing a spacious approach to the first floor accommodation. Stainless-steel and glass balustrade. Patio doors opening onto a balcony, enclosed by stainless-steel and glass, and providing lovely views over countryside towards Plymouth Sound, Drakes Island and Plymouth in the distance. Inset ceiling spotlights.

### BEDROOM ONE

16'9 x 13'6 (5.11m x 4.11m)

A generous dual aspect master bedroom with windows to the front elevation with fabulous views. Built-in wardrobes with sliding mirror doors. Further recessed double wardrobe. Loft hatch. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

5'5 x 5'1 (1.65m x 1.55m)

Comprising an enclosed shower, pedestal basin with a tiled splash-back and wc. Towel rail/radiator. Mirrored bathroom cabinet. Tiled walls.

### BEDROOM TWO

15'10 x 13'8 (4.83m x 4.17m)

Window to the side elevation with views over the garden towards the sea. 2 Velux skylights with fitted blinds. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

5'5 x 5'1 (1.65m x 1.55m)

Comprising an enclosed tiled shower, wc and pedestal basin. Chrome towel rail/radiator. Tiled floor.

### BEDROOM THREE

12'10 x 12'2 (3.91m x 3.71m)

Window to the front elevation with views. Built-in desk with drawer units beneath. Built-in wardrobe.

### BEDROOM FOUR

13' x 7'3 (3.96m x 2.21m)

Velux skylight to the rear.

### FAMILY BATHROOM

8'9 x 7'3 (2.67m x 2.21m)

Comprising a double-ended bath with a mixer tap shower attachment, separate double-sized shower enclosure with a glass door, wc and pedestal basin with a tiled splash-back. Chrome towel rail/radiator. Mirrored cabinet. Partly-tiled walls. Tiled floor. Obscured window to the rear elevation.

### SELF-CONTAINED ANNEXE

#### LIVING ROOM/KITCHEN

12'6 x 17'1 (3.81m x 5.21m)

An open-plan living room and kitchen. Window to the front elevation with lovely views. Cupboard housing the gas boiler. Space for seating and dining. Wall-mounted electric heater. Base and wall-mounted kitchen/cabinets with matching fascias. Polished granite work surface with a tiled splash-back. Stainless-steel single drainer sink unit. Free-standing cooker, washing machine and small fridge-freezer. Shelf with microwave. Partly glazed door opening into the bedroom.

#### BEDROOM

10'11 x 10'2 (3.33m x 3.10m)

Dual aspect with a window providing lovely sea views and sliding

doors, also providing views, leading onto the garden. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM

5'2 x 5'1 (1.57m x 1.55m)

Comprising an enclosed shower, corner-style basin with a cabinet beneath and wc. Corner-style mirrored bathroom cabinet. Chrome towel rail/radiator. Over-head cupboard housing the consumer unit. Tiled floor.

#### GARAGE

17'7 x 15'9 (5.36m x 4.80m)

Electronic remote roller door to the front elevation. Side access door opening into the rear garden. Power and lighting.

#### OUTSIDE

To the front elevation of Calrowan is a large tarmac parking area providing plentiful parking and turning for multiple vehicles. Beside the parking area there is an area laid to lawn bordered by shrub and flower beds together with a tiled patio area, enclosed by stainless-steel and glass balustrade. From this area there are lovely views over countryside towards Plymouth Sound incorporating Drakes Island, Fort Picklecombe and the Cornish coastline. Along the side elevation through a gateway, the pathway accesses the rear garden. There is a timber shed and greenhouse. The rear garden is laid to lawn with bordering shrub and flower beds. There is a natural stone patio area laid adjacent to the property. There is an area of decking and a further patio area laid adjacent to the lounge and a timber shed.

#### COUNCIL TAX

South Hams District Council

Council tax band F



## Road Map



## Hybrid Map

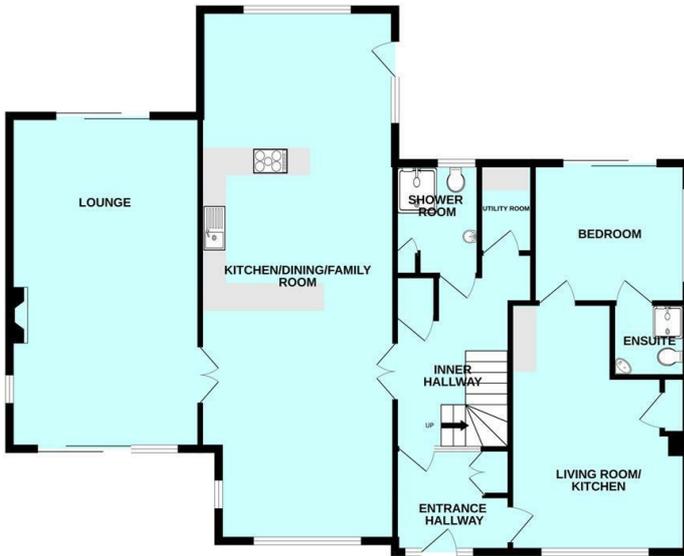


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR

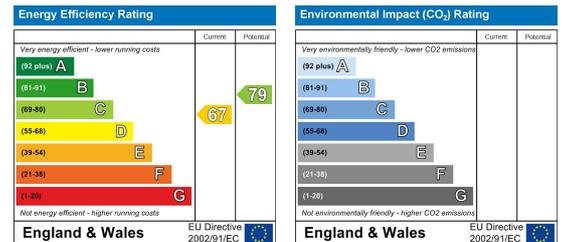


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## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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