



2 The Quay

Oreston, Plymouth, PL9 7NA

£350,000



Semi-detached dormer-style house in an incredible position with lovely open water views towards Turnchapel & Mount Batten. Briefly, the accommodation comprises an entrance hall, 2 ground floor double bedrooms together with kitchen, conservatory & shower room. The first floor provides a stunning open-plan living space to take advantage of the views. Externally, there is a paved parking area to the front & garden to the rear. Double-glazing & central heating. No onward chain.



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ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

KITCHEN 11'1 x 11' (3.38m x 3.35m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. 4-burner gas hob with a cooker hood above. Integral dishwasher. Free-standing washing machine. Wood burning stove (not connected). Window to the side elevation. Doorway to the rear opening into the conservatory.

CONSERVATORY 6'10 x 4'11 (2.08m x 1.50m)

Constructed in full-height uPVC double-glazed leaded windows. Tiled floor. French doors leading to the garden.

BEDROOM ONE 15'4 x 9'9 (4.67m x 2.97m)

Window with fitted blinds to the front elevation with lovely views. Chimney breast with ornamental fireplace.

BEDROOM TWO 14'11 x 10' (4.55m x 3.05m)

Window with fitted blind to the front elevation with lovely views. Chimney breast.

SHOWER ROOM 7'8 x 6' (2.34m x 1.83m)

Superbly-fitted and incorporating a double-sized enclosed shower, pedestal basin and wc. Wall-mounted chrome towel rail/radiator. Mirrored bathroom cabinet. Fully-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR OPEN-PLAN LIVING ROOM 21'2 x 17'8 max depth (6.45m x 5.38m max depth)

A stunning reception room occupying the first floor space of the property. Ample areas for seating and dining. Feature sliding double-glazed patio door opening onto a balcony with a stainless-steel and glass balustrade providing fantastic marine views over the Cattewater towards Turnchapel and Mount Batten. Cupboard housing the Worcester gas boiler. Within the cupboard there is access to the eaves.

OUTSIDE

To the front there is a paved area for off-road parking and a covered porch area with an outside light and seating. Through a timber gateway, the paved path continues around the side elevation accessing the rear garden. The rear garden has a paved patio area, lawn and stone-built outside storage. Stone steps lead to a top area of garden, which has areas laid to lawn, a timber greenhouse and water views.

COUNCIL TAX

Plymouth City Council
Council tax band C

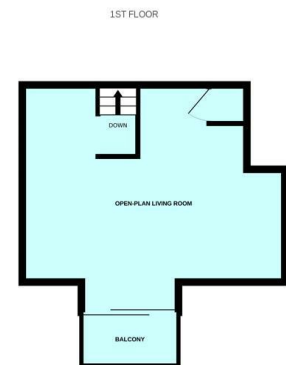
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

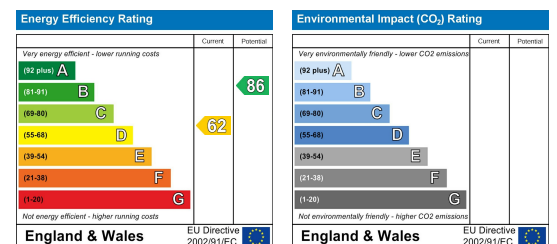
Area Map



Floor Plans



Energy Efficiency Graph



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