



## 51 Shaw Way

Mount Batten, Plymouth, PL9 9XH

£375,000



Waterside townhouse occupying a stunning position with uninterrupted marine views towards Plymouth. Stunning 1st floor open-plan living room & kitchen, 3 bedrooms, family shower room, ensuite shower room & downstairs cloakroom/wc. Integral garage & driveway. Balcony & terrace.



## SHAW WAY, MOUNT BATTEN, PL9 9XH

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Provides access to the ground floor accommodation. Staircase ascends to the first floor with a storage cupboard beneath. Further recessed cloak cupboard with hooks and shelving for shoes.

### DOWNSTAIRS CLOAKROOM/WC

Featuring a white wc and wash handbasin. Partly-tiled walls.

### BEDROOM TWO 15'0 x 9'8 (4.57m x 2.95m)

A generous guest bedroom occupying the full-width of the property with sliding double-glazed doors, fitted with vertical blinds, opening onto a paved terrace with an obscured, glazed balustrade. Fabulous marina views. Coved ceiling. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

Enclosed shower cubicle with a fitted shower system, white wc and wash handbasin. Fully-tiled walls. Extractor.

### OPEN PLAN LIVING ROOM & KITCHEN 29'10 x 15'0 (9.09m x 4.57m)

A spectacular room occupying the entire first floor of the property. Dual aspect with windows to the front elevation and sliding double-glazed doors to the rear, opening onto a glass-enclosed balcony with fabulous views over the marina towards Plymouth. Coved ceiling throughout with inset ceiling spotlights. Corner fireplace with an inset stainless-steel fire. The kitchen area is comprehensively-fitted with a range of modern contemporary cabinets and contrasting black work surfaces with matching splash-backs. Inset one-&-a-half bowl single-drainer sink unit. Inset induction hob with a stainless-steel splash-back and a shelf above. Built-in stainless-steel dual oven and grill. Breakfast bar. Space for free-standing fridge/freezer. Space for washing machine. Space for dishwasher. Staircase continuing to the second floor. Wall-mounted gas boiler concealed by a matching cabinet.

### SECOND FLOOR LANDING

Provides access to the remaining 2 bedrooms and shower room. Coved ceiling. Loft hatch. Boiler cupboard housing the Megaflow hot water cylinder.

### BEDROOM ONE 15'0 x 9'5 (4.57m x 2.87m)

Situated to the rear of the property, occupying the full-width, with a window providing magnificent views. Coved ceiling. Inset ceiling spotlights. Doorway opening into the shower room.

### SHOWER ROOM 8'4 x 6'3 (2.54m x 1.91m)

Double-sized shower cubicle with a built-in shower system, wc and pedestal wash handbasin. Fully-tiled walls. Inset ceiling spotlights. Further doorway inter-communicates with the landing.

### BEDROOM THREE 11'8 x 9'10 max dimensions (3.56m x 3.00m max dimensions)

Window to the front elevation. Coved ceiling.

### GARAGE 16'8 x 8'5 (5.08m x 2.57m)

Up-&-over style door to the front elevation. Integral side access door. Lighting. Mains water. Consumer unit.

### OUTSIDE

Preceding the garage and front entrance is a brick-paved driveway with a covered area protecting the main front entrance. Outside light.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICE CHARGE

Annual service charge of £300 to cover the bin stores, landscaped communal areas, road lighting and maintenance of the access road, footpaths and fencing.

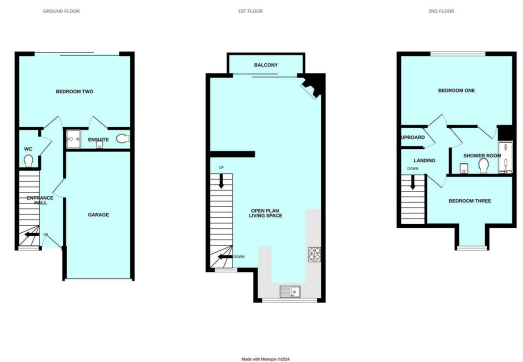
### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage. FTTP fibre connection providing superfast broadband.

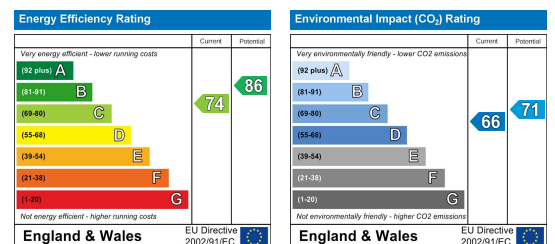
## Area Map



## Floor Plans



## Energy Efficiency Graph



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