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ESTATE AGENTS
PEOPLE, PASSION AND SERVICE

91 Barton Road

Turnchapel, Plymouth, PL9 9RQ

£595,000

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BARTON ROAD, TURNCHAPEL, PL9 8RQ

SUMMARY

Superb opportunity to acquire this waterside property in a lovely location on the outskirts of Turnchapel. There are fantastic open water views and beautifully-presented accommodation throughout. Briefly, the accommodation comprises an entrance hall with downstairs wc and a stunning integral garage with a separate utility space. On the first floor there is an open-plan kitchen/dining/living room with a wrap-around balcony to take advantage of the views. The upper floors host the 4 bedrooms together with 2 ensuites and family bathroom. Other features include a south-facing low maintenance garden, covered store and off-road parking to the front. Viewing highly recommended.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Doors providing access to the ground floor accommodation. Staircase ascending to the remaining accommodation. Under-stairs storage cupboard with lighting. Oak flooring. Inset ceiling spotlights.

DOWNSTAIRS CLOAKROOM/WC

6'10" x 3'3" (2.08m x 0.99m)

Fitted with a wall-mounted basin and wc with a concealed cistern and a push-button flush. Inset ceiling spotlights. Obscured window to the front elevation.

GARAGE/UTILITY ROOM

30'1" x 18'0" incl garage (9.17m x 5.49m incl garage)

A generous garage with a remote door to the front elevation. Cupboard housing the hot water cylinder. Utility area with storage cabinets, work surface and space for a washing machine and tumble dryer. Power and lighting. Consumer unit.

FIRST FLOOR LANDING

Staircase continuing upstairs. Doorway opening to the open-plan kitchen/living room.

OPEN-PLAN KITCHEN/LIVING ROOM

29'10" x 18'0" max dimensions (9.09m x 5.49m max dimensions)

Occupying the first floor. Triple aspect with windows to the front, side and rear elevations, 3 sets of French doors opening onto the balconies to the front and side plus the rear garden. Oak flooring throughout. From the front there are fantastic views of the Cattewater, towards Oreston and down the Plym estuary with views of Dartmoor beyond. Ample space for seating and dining. The kitchen area is fitted with a range of contrasting base and wall-mounted cabinets with matching work surfaces and splash-backs. Breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate hob. Integral dishwasher. Integral fridge-freezer. Inset ceiling spotlights.

SECOND FLOOR FLOORING

Providing access to the second floor accommodation. Staircase ascending to the top floor.

BEDROOM TWO

11'9" x 10'5" (3.58m x 3.18m)

Window to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

7'10" x 5'10" (2.39m x 1.78m)

Comprising a generous tiled walk-in shower with a fixed glass screen and a built-in shower system with wall-mounted shower controls, wall-mounted basin and wc with a concealed cistern and a push-button flush. Chrome towel rail/radiator. Mirror with lighting. Partly-tiled walls. Obscured window to the rear elevation.

BEDROOM THREE

13'9" x 7'2" to wardrobe face (4.19m x 2.18m to wardrobe face)

Window to the front elevation with fantastic water views. Full-width range of built-in wardrobes and cupboards fitted with hanging rails and shelving.

BEDROOM FOUR
10'5" x 8'2" (3.18m x 2.49m)
Window to the front elevation with fabulous water views.

FAMILY BATHROOM
7'7" x 8'10" max dimensions (2.31m x 2.69m max dimensions)
Panel bath with tiled area surround, fitted shower and shower screen, wash hand basin with mixer tap and low level wc with concealed cistern. Towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the side elevation.

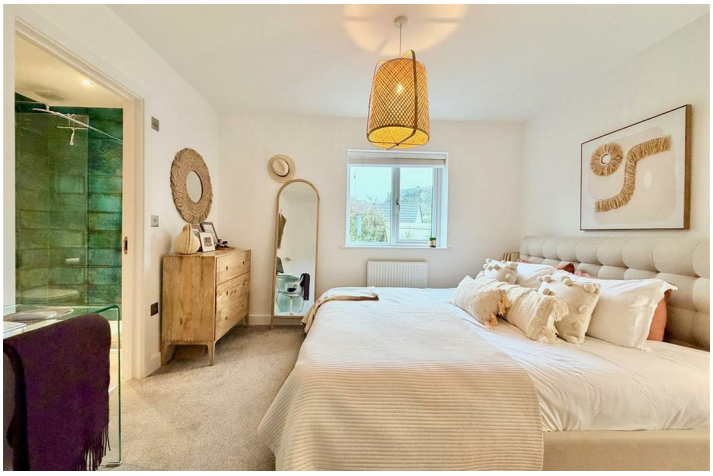
TOP FLOOR LANDING
Providing access to the master bedroom. Storage cupboard. Velux-style window to the rear.

BEDROOM ONE
18'4" x 18'0" max dimensions (5.59m x 5.49m max dimensions)
A superb master bedroom situated on the top floor with French doors opening onto a glass and stainless-steel Juliette balcony. Loft hatch. Alcove for storage. Over-head storage cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM
7'6" x 5'6" (2.29m x 1.68m)
Comprising a generous tiled walk-in shower, basin with cupboard beneath and wc with a concealed cistern and a push-button flush. Chrome towel rail/radiator. Mirror with lighting. Partly-tiled walls. Tiled floor. Velux window to the rear elevation.

OUTSIDE
To the front of the property there is a brick-paved driveway running the full-width providing off-road parking. Beneath the balcony there is a covered area with outside lighting, power points and an outside tap. Beside the garage door, twin timber double doors open into a storage area. There are balconies with glass and stainless-steel balustrades running across 2 elevations providing a wrap-around viewing area. There are fantastic views over the Cattewater and across the Plym estuary towards Dartmoor. To the rear there is an easily maintainable landscaped garden laid to paving. There is an outside tap, outside lighting and outside power. Steps to the side descend into the storage area, which is also laid to brick-paving, providing access to the gas and electric meters.

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



Road Map

Hybrid Map

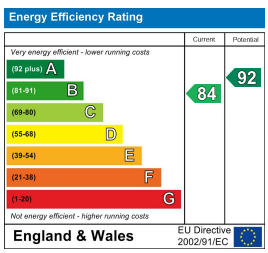
Terrain Map

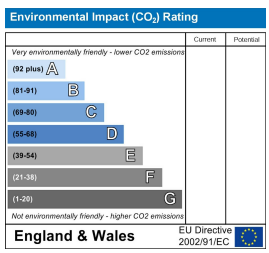
Floor Plan

Viewing

Please contact our Plymstock 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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