



## Spring Road

Wembury Point, Plymouth, PL9 0AU

**£2,500 Per Calendar Month**



An exceptionally rare opportunity to rent this incredible house in a unique coastal position enjoying panoramic sea views sweeping from the mouth of the River Yealm and over the Mewstone. The accommodation briefly comprises an open-plan entrance hall & living room with a separate dual aspect dining area, fitted kitchen, ground floor study/occasional 4th bedroom & downstairs cloakroom. On the first floor there are 3 bedrooms, a landing together with a bathroom and a separate wc. The principal rooms have large open dual aspects windows to take advantage of the property's position. Outside there is ample off-road parking, gardens and decking. The property is available, preferably on a furnished basis, from December 2025.





THE SKELLIGS, SPRING ROAD, PL9 0AU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Providing an open-plan access to the accommodation. Wall-mounted coat hooks. Under-stairs storage cupboard.

LIVING ROOM 14'4 x 6'8 (4.37m x 2.03m)

A dual aspect room with windows with fitted blinds to the front and side elevations providing fabulous views. Stone-built mock fireplace with a plinth to the side. Open access through into the dining room.

DINING ROOM 12'7 x 9'11 (3.84m x 3.02m)

A dual aspect room with windows with fitted blinds to the rear and side elevations providing fabulous views.

STUDY/OCCASIONAL 4TH BEDROOM 11'7 x 8' (3.53m x 2.44m)

Window with fitted blinds overlooking the sea and the mouth of the Yealm. Doorway providing access through to the kitchen.

KITCHEN 13'11 x 10'8 (4.24m x 3.25m)

Range of base and wall-mounted cabinets with matching fascias and polished hard wood work surfaces. Twin Belfast-style porcelain basin. Stainless-steel splash-back behind the cooker. Free-standing fridge-freezer, washing machine and dishwasher. Window overlooking the garden towards the sea. Doorway leading to outside.

DOWNSTAIRS CLOAKROOM 8' x 6'2 (2.44m x 1.88m)

Comprising a basin set into a hard wood work surface with a cabinet beneath. Obscured window. Doorway opening into the wc, which has a further obscured window.

FIRST FLOOR LANDING

Providing access to the accommodation. Window with fitted blind providing natural light to the staircase. Loft hatch.

BEDROOM ONE 18'4 x 11'9 (5.59m x 3.58m)

An incredible dual aspect double bedroom with windows with fitted blinds providing amazing views.

BEDROOM TWO 13' x 10'7 (3.96m x 3.23m)

Window with a fitted blind providing amazing views.

BEDROOM THREE 9'5 x 7'3 (2.87m x 2.21m)

2 windows with fitted blinds to the rear elevation.

BATHROOM 8'8 x 6'1 (2.64m x 1.85m)

Comprising a bath with a shower system over and a curved glass screen and a pedestal basin with a matching splash-back. Towel rail/radiator. Illuminated mirror. Partly-tiled walls. Obscured window.

SEPARATE WC

Fitted with a wc. Obscured window.

OUTSIDE

A gateway opens onto the driveway which provides plentiful off-road parking. The gardens are mainly laid to lawn together with a large decking area providing fantastic views.

COUNCIL TAX

South Hams District Council  
Council tax band G

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

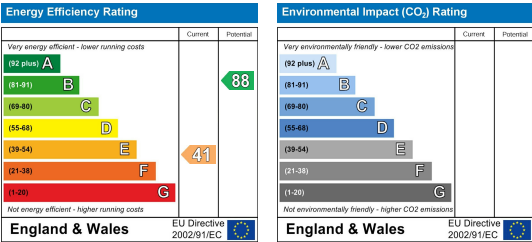
Area Map



Floor Plans



Energy Efficiency Graph



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