



2 Custom House Lane

, Plymouth, PL1 3TG

£2,500 Per Calendar Month



Available from September 2026 is this wonderful end-positioned property which enjoys a stunning outlook across Millbay Marina towards Drake's Island with Mount Edgecombe in the distance. The accommodation comprises 4 bedrooms, 2 with ensuites plus an additional shower room and wc. There is a first floor living area with dining room and a modern fitted kitchen/breakfast room. Externally there is side garden area plus a terrace with marina views, parking and an integral garage. Unfurnished accommodation.



CUSTOM HOUSE LANE, PLYMOUTH PL1 3TG

ACCOMMODATION

Covered entrance with obscured-glazed entrance door and side panel leading into the entrance hall.

ENTRANCE HALL 16'2" x 7'5" (4.95 x 2.27)

Stairs rising to the first floor with an under-stairs storage cupboard. Double panel radiator. Porcelain-tiled floor. Courtesy door leading into the garage. Door leading into bedroom four.

BEDROOM FOUR 12'7" x 10'0" (3.86 x 3.07)

Double panel radiator. uPVC double-glazed French-style doors with full-length double-glazed windows leading to the rear terrace and side garden. Please note the range of shelving and built-in desk and drawers as this room has been utilised as an office and would make an ideal study/office space if required. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM 9'11" x 3'10" (3.04 x 1.17)

Shower with sliding screen door, shower unit, spray attachment and tiled area surround, pedestal wash handbasin with mixer tap and low-level toilet. Obscured double-glazed window to the rear. Radiator. Tiled floor.

FIRST FLOOR LANDING

Stairs leading to the second floor. Tiled floor. Radiator. Door leading to the separate wc.

SEPARATE WC 7'3" x 4'1" (2.21 x 1.26)

Sink unit and and low-level toilet. Radiator. Built-in shelving. Tiled floor. Built-in extractor fan.

KITCHEN/BREAKFAST ROOM 16'11" x 13'1" (5.16 x 4)

4 double-glazed windows to the front elevation. Opening leading into the dining area. Series of white, contemporary high-gloss matching eye-level and base units with blackened, granite worktops and splash-backs. Inset sink unit with 4-ring gas hob. Integrated dishwasher. Electric double oven and grill. Built-in breakfast bar. Tiled floor which extends into the dining area.

DINING AREA 13'1" x 9'3" (3.99 x 2.83)

Double-glazed window to the side. Double-glazed Oriel window to the side elevation looking out towards Millbay docks. Opening leading into the lounge area.

LOUNGE AREA 17'1" x 12'10" (5.23 x 3.92)

uPVC double-glazed windows and double doors leading out to a Juliette balcony. Tiled floor. 2 radiators. Door returning to the hallway. Stunning view across Millbay Marina towards the docks, Mount Edgecombe, the Cornish peninsula and Drake's Island.

SECOND FLOOR LANDING

Loft hatch. Door to a storage cupboard which houses the hot water cylinder. Door to the master ensuite.

BEDROOM ONE 17'1" x 12'8" (5.22 x 3.87)

Fitted wardrobes. 4 double-glazed windows to the rear elevation enjoying beautiful views across Millbay Marina and the docks towards Plymouth Sound, the Cornish peninsula and Drake's Island. 2 radiators. Door leading into the ensuite.

ENSUITE 9'1" x 6'6" (2.79 x 2)

Wet-room style walk-in shower with shower unit, spray attachment and rainfall shower head, 2 pedestal wash handbasins and a low-level toilet. Obscured double-glazed window to the side. Vertical towel rail/radiator.

BEDROOM TWO 13'1" exc. door recess x 9'4" (4 exc. door recess x 2.85)

2 double-glazed windows to the front. Fitted wardrobe. Radiator.

BEDROOM THREE 13'1" x 7'4" (4.01 x 2.26)

2 double-glazed windows to the front. Radiator.

SHOWER ROOM

Comprising an enclosed shower cubicle, pedestal basin and low level toilet. Towel rail/radiator. Obscured window.

OUTSIDE

To the front of the property there is a brick-paved parking area which leads to the single garage, with raised flowerbeds and a side gate leading through to a section of garden - somewhat uncultivated but consisting of raised flowerbeds and a private sitting area with a gate leading through to the rear terrace. This has a wonderful outlook over the pontoon and Millbay Marina with Plymouth Sound and the Cornish peninsula in the distance.

GARAGE 21'1" x 8'11" (6.43 x 2.72)

Electric up-&-over door. 2 windows to the side. Power and light. Courtesy door leading into the hallway.

COUNCIL TAX

Plymouth City Council
Council tax band G

Rental holding deposit

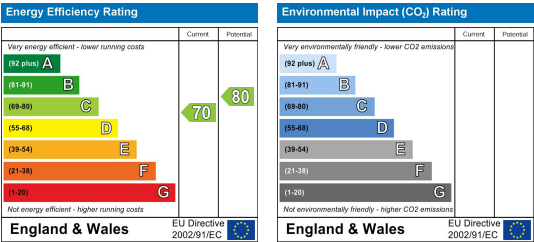
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.