



ANGUS
& COUNTRY

3 Spinnaker Quay, Mount Batten

Plymouth, Devon, PL9 9SA



Guide Price £525,000



Lang Town & Country are proud to offer '3 Spinnaker Quay, a beautifully presented town house overlooking Plymouth Sound and located on the famous Mount Batten Peninsula enjoying spectacular views towards the world-famous Plymouth Hoe, the Breakwater, Mount Edgcumbe and Drakes Island.

The property comprises on the entrance level of entrance hall with storage cupboards, a shower room/utility, bedroom four/study and a light and airy modern kitchen/dining room. The kitchen has a range of modern wall and base units with fitted oven, hob with extractor over, integrated dishwasher, fridge/freezer and patio doors open onto the westerly facing low maintenance garden. The enclosed walled garden is low maintenance and has a lovely seating area with views.

On the first floor there is a generous sized, well-appointed lounge with picture windows and French doors that open to the balcony which takes advantage of the spectacular views toward the Mount Batten pier and The Plymouth Hoe. Also, on the first floor you have the master bedroom which boasts a dressing room and an en-suite shower room.

On the second floor there are a further two double bedrooms both with fitted wardrobes and a lovely Juliet balcony and there is also a separate modern bathroom.

Externally this property benefits from an allocated parking space within this secure gated development, the front communal courtyard is maintained and there are electric automatic gates into this private development. The property has uPVC double glazing, gas central heating, and the property has the most magnificent sea views. A viewing is highly recommended to appreciate what this waterside property has to offer.

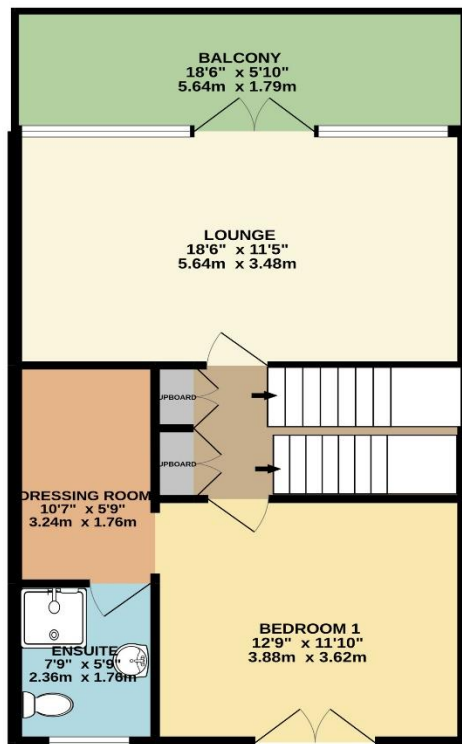
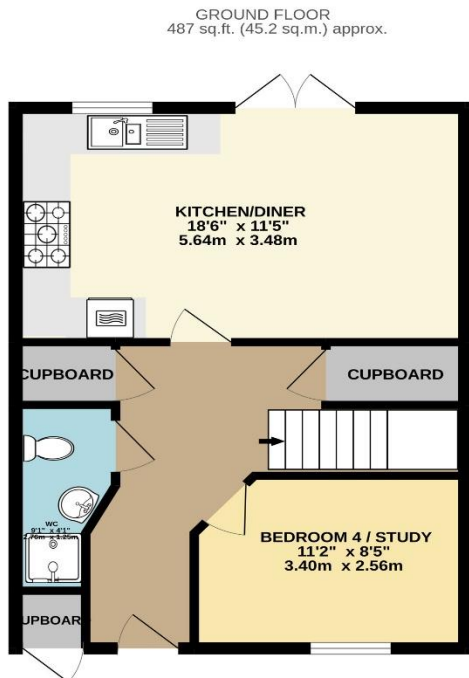
The local area offers many leisure facilities including golf course, gymnasium, fitness centre with swimming pool, and a wide range of water sports which can be found at the Mount Batten water sports centre. There is also a regular water taxi service across to the historic Barbican waterfront, where there are a number of restaurants, shops and Public Houses.



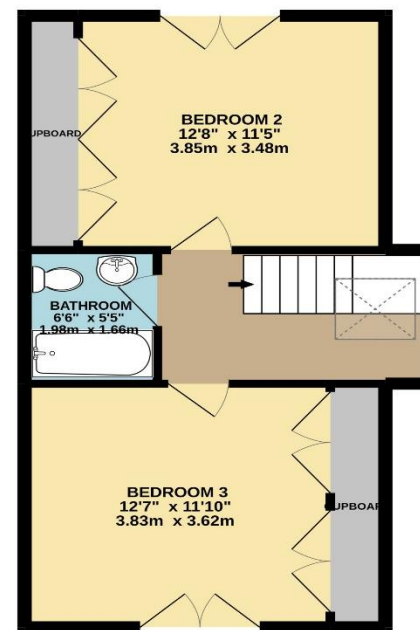
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



Lang Town & Country
6 Mannamead Road
Mannamead
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

