



## Meadow View Cottage

Spriddlestone, Plymouth, PL9 0DW

**£2,300 Per Calendar Month**



Available now is this stunning detached residence located in a wonderful rural location, convenient to Plymouth as well as the coast. The property is set within private grounds & enjoys ample off-road parking & a wonderful rural setting & views. The accommodation briefly comprises 3 bedrooms, one of which is on the ground floor, all with ensuite facilities, separate wc & a lovely open-plan living/dining/kitchen area.





## MEADOW VIEW COTTAGE, SPRIDDLESTONE, PL9 0DW

### ACCOMMODATION

The property is approached by the double gates leading to the gravelled drive and pathway. The pathway extends down to the front. There are 2 doors leading into the property, via the front veranda. The main entrance door opens into a lobby area.

### LOBBY AREA

Cloak rack. Consumer unit. Glazed door leading into the open-plan living/dining/kitchen area.

### LIVING/DINING/KITCHEN 36'4" x 14'11" (11.08 x 4.57)

Within the living area a turning staircase ascends to the first floor accommodation. There is a media wall with a recess for TV. Feature 'Living Flame' gas fire. Underfloor heating beneath the washboard finished laminate flooring. Within the kitchen/dining area a set of double doors and windows look out and return to the front. Large built-in cupboard housing the boiler and pressurised hot water cylinder. The kitchen is a bespoke fitted kitchen and has a free-standing electric and gas range cooker. Built-in microwave. Integrated fridge and freezer. Larger-style corner unit with a range of pull-out doors. Integrated dishwasher. Range of matching units with glass display units and open-plate rack. Series of white granite work-tops with matching island/breakfast bar unit. Adjacent to the stairs is the separate wc.

### SEPARATE WC 5'8" x 2'9" (1.75 x 0.84)

Sink unit with mixer tap and low level toilet. Built-in extractor fan.

### BEDROOM TWO 10'7". x 11'3" (3.24. x 3.43)

Double-glazed window to the front elevation. Under-floor heating. Sliding door opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'5" x 5'6" (2.28 x 1.70)

A beautiful contemporary suite comprising a walk-in double-sized shower with shower unit with a spray attachment and a sliding shower screen door, low level toilet with a boxed-on cistern and large sink unit with vanity drawer beneath and mixer tap. Vertical towel rail/radiator. Tiled floor.

### FIRST FLOOR LANDING

Stairs lead to a landing area with a Velux-style window set within the sloping roof space to the rear elevation. Door leading to bedroom three.

### BEDROOM THREE 10'9" x 6'11" at a height of 4'11" (3.28 x 2.11 at a height of 1.5)

Velux double-glazed window set within the sloping ceiling set on the front elevation. Continuation of the washboard-style laminate flooring. Sliding door opening into the ensuite bathroom.

### ENSUITE BATHROOM 7'4" x 3'11" taken at a height of 4'11" (2.24 x 1.21 taken at a height of 1.5)

Contemporary modern suite comprising a bath with tiled area surround, centrally-positioned taps and spray attachment, sink unit with a mixer tap and a vanity unit beneath and a mirror above and a low level toilet. Sloping ceiling to the rear elevation with a Velux-style double-glazed window to the rear.

### BEDROOM ONE 19'5" x 11'7" at a height of 4'11" (5.93 x 3.54 at a height of 1.5)

A wonderful main master suite with sloping ceilings to both the front and rear elevations. Built-in dwarf cupboards to either side of the bed. Continuation of the washboard laminate flooring. Doorway leading into the walk-in wardrobe.

### WALK-IN WARDROBE 8'1" x 5'8" (2.48 x 1.75)

2 sets of hanging rails. Storage shelving.

### ENSUITE BATHROOM 11'6" x 7'2" at a height of 4'11" (3.53 x 2.19 at a height of 1.5)

Comprising a free-standing bath with mixer tap, walk-in shower with sliding door, shower unit and spray attachment, low level toilet and sink unit with vanity cupboard beneath and mirror above. Vertical towel rail/radiator. Sloping ceilings to both elevations. Velux-style double-glazed window to the rear elevation.

### OUTSIDE/GROUNDS

The property is set within a private plot and is accessed via double gates. The gates open onto a gravelled area which is also the driveway and extends down to the end of the garden. Adjacent to this at the front of the property is a raised sitting area with arbour and planted flower beds. A path and steps lead down to the front entrance. Adjacent to the parking area is the concealed LPG gas tank. To the rear there is a decked sitting area and a walk-way leads to a fire pit with a lawned area of garden surrounding it which is enclosed by timber fencing. There is a panoramic open view across the local fields and countryside.

### 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

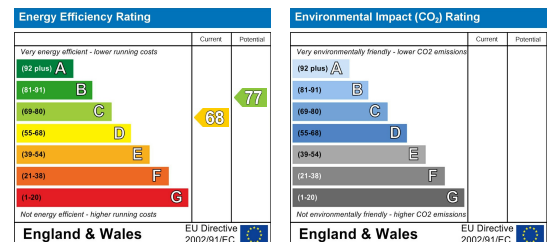
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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