



58 Starling Drive

Palmerston Heights, Plymouth, PL6 8FZ

£1,600 Per Calendar Month



Available now on a long-term basis, is this modern contemporary-styled semi-detached family property enjoying accommodation over 3 levels. On the entrance level is the kitchen/dining room, play room & downstairs cloakroom/wc. On the first floor level is the lounge, bedroom two and shower room and on the top floor are the 3 remaining bedrooms with master ensuite and bathroom. There are uncultivated gardens to the front and rear. Driveway & garage located nearby.



STARLING DRIVE, PLYMOUTH, PL6 8FZ

ACCOMMODATION

Access to the property is gained at the side of the property through the part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'8" x 2'9" (2.04 x 0.85)

Comprising a low level toilet and a built-in sink unit. Double-glazed window to the front elevation.

PLAY ROOM 9'6" x 6'8" (2.90 x 2.05)

Double-glazed windows to the side and front elevations.

KITCHEN/DINING ROOM 27'3" overall length x 8'11" (8.32 overall length x 2.73)

A dual aspect room with a double-glazed window to the side elevation and double-glazed French-style double doors opening onto the garden. The kitchen area is fitted with a series of white matching eye-level and base units with grey work surfaces and splash-backs. Inset 4-ring gas hob with an electric oven beneath and a splash-back and canopied extractor above. Inset stainless-steel one-&-a-half bowl single drainer sink unit with a mixer tap. Space for a fridge-freezer. Space for tumble-dryer. Space and plumbing for a washing machine. Contemporary-style grey laminate flooring.

Please note that the washing machine that is in situ will be included within the tenancy. This may not be replaced by the landlord once it fails.

FIRST FLOOR LANDING

Double-glazed window to the front elevation. Stairs rising to the second floor accommodation. Doors providing access to the first floor accommodation.

LOUNGE 15'11" x 13'4" at widest points (4.87 x 4.08 at widest points)

2 double-glazed windows to the rear elevation providing a lovely outlook.

BEDROOM TWO 13'7" x 9'4" (4.15 x 2.85)

Full-length double-glazed window to the side elevation.

SHOWER ROOM 6'4" x 6'3" (1.95 x 1.92)

Comprising a corner shower cubicle, low level toilet and sink unit. Double-glazed window to the front elevation.

SECOND FLOOR LANDING

Doors providing access to the second floor accommodation.

BEDROOM ONE 11'2" x 9'2" (3.42 x 2.80)

Double-glazed window to the rear elevation with a lovely outlook over the district. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'2" x 4'5" at widest points (2.80 x 1.36 at widest points)

Comprising a corner shower cubicle with a shower unit and spray attachment, pedestal wash basin and low level toilet. Vertical towel rail/radiator.

BEDROOM THREE 11'0" x 9'2" (3.37 x 2.80)

Full-length window to the side elevation.

BATHROOM 6'4" x 6'5" (1.95 x 1.96)

Comprising a bath with tiled-area surround, pedestal wash basin and low level toilet. Double-glazed window to the front elevation.

OUTSIDE

Walled and fence-enclosed garden leading from the kitchen/dining room. There is a gravelled area adjacent to the rear of the property together with a partially-lawned and uncultivated garden area. Side gate. To the front of the building there is a railed and open planted and lawned area of garden.

GARAGE 19'4" x 9'8" (5.91 x 2.96)

Located across the road is a single garage with an up-&-over door to the front elevation. Eaves storage.

COUNCIL TAX

Plymouth City Council
Council tax band D

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.

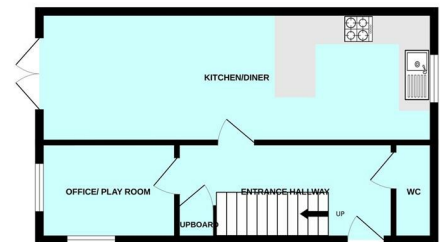
Area Map



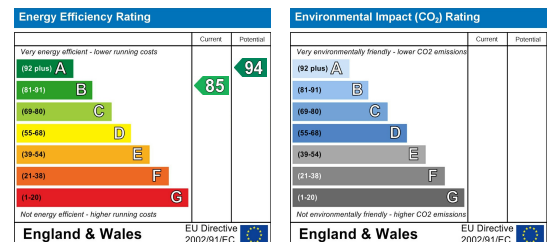
Floor Plans



GROUND FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.