



## 20 Cleveland Road

St Judes, Plymouth, PL4 9DF

**£1,100 Per Month**



Character terraced property in a peaceful location, yet in the heart of Plymouth, offering unfurnished accommodation on a long-term basis, comprising 2 separate reception areas, fitted kitchen & bathroom, & 3 bedrooms. Enclosed courtyard. Double-glazing & gas central heating. A truly lovely house that needs to be seen to be appreciated. Available early July.



## CLEVELAND ROAD, ST JUDES, PLYMOUTH PL4 9DF

### ACCOMMODATION

Solid wooden door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Feature wood panelling with tiled inserts to half height level. Part-glazed inner door leading into the entrance hall.

### ENTRANCE HALL

Turning staircase rising to the first floor with attractive newel posts and balustrades. Under-stairs storage cupboards. Door leading into the lounge.

### LOUNGE 13'10" into bay x 12'4" into alcove (4.23 into bay x 3.77 into alcove)

Double-glazed bay window to the front overlooking Tothill Park. Feature ornate plaster ceiling with coving, cornicing and ceiling rose. 'Living Flame' gas fire set within the fireplace. Opening leading into the dining room.

### DINING ROOM 11'7" x 10'0" @ widest points (3.55 x 3.06 @ widest points)

Double-glazed window to the rear. Feature fireplace. Door returning to the hallway.

### KITCHEN 10'6" x 9'6" inc units (3.22 x 2.91 inc units)

Fitted with a series of beech-effect matching eye-level and base units with tiled splash-backs and blackened roll-edged work surfaces with inset one-&-a-half bowl acrylic sink unit and mixer tap. Built-in 5-ring gas hob with electric double oven beneath. Built-in integrated fridge and freezer. Space and plumbing for a washing machine. Double-glazed window to the rear. Double-glazed door leading to the rear courtyard.

### FIRST FLOOR LANDING

Good-sized built-in storage. Loft hatch. Door to bedroom two.

### BEDROOM ONE 13'8" x 10'0" @ widest points (4.18 x 3.05 @ widest points)

Double-glazed bay window to the front with lovely outlook over Tothill Park and the bowling green.

### BEDROOM TWO 10'0" x 11'10" (3.06 x 3.63)

Double-glazed window to the rear.

### BEDROOM THREE 7'11" x 6'2" (2.43 x 1.89)

Double-glazed window to the front with lovely outlook over Tothill Park and the bowling green.

### BATHROOM 9'10" x 5'6" (3 x 1.70)

White modern suite comprising 'P'-shaped bath with shower unit, spray attachment and main mixer tap, tiled area surround and shower screen, pedestal wash handbasin and low-level toilet. Obscured double-glazed window to the rear.

### OUTSIDE

Walled, enclosed courtyard with pedestrian access to rear service lane. Built-in storage shed.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: B

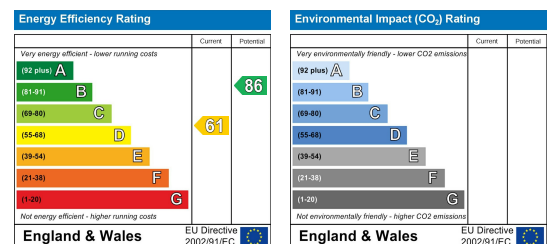
## Area Map



## Floor Plans



## Energy Efficiency Graph



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