



## 107B Barton Avenue

Keyham, Plymouth, PL2 1NZ

**£900 Per Calendar Month**



Available from June 2024 is this lovely modernised property. Unfurnished accommodation available on a long-term basis. The accommodation briefly comprises 2 bedrooms & shower room on the first floor & an open-plan kitchen/dining/living room on the ground floor. Private courtyard to the rear. Double-glazing & gas central heating.





## BARTON AVENUE, KEYHAM, PL2 1NZ

### ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the main kitchen/dining/living room.

### KITCHEN/DINING/LIVING ROOM 26'8" x 10'4" at widest points (8.14 x 3.15 at widest points)

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. Within the kitchen area there is a series of modern matching eye-level and base units with wooden work surfaces. Inset single drainer single bowl sink unit with mixer tap. Built-in electric hob with an electric oven beneath. Laminate floor. uPVC double-glazed window to the front elevation. Double doors leading to the rear porch.

### REAR PORCH

Space and plumbing for a washing machine. Double doors leading out to the rear shared access, which in turn leads to the courtyard.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

### BEDROOM ONE 10'3" x 9'5" at widest points (3.14 x 2.89 at widest points)

Double-glazed window to the rear elevation.

### BEDROOM TWO 10'2" x 12'7" at widest points (3.11 x 3.86 at widest points)

An usual shaped room. Double-glazed window to the front elevation.

### SHOWER ROOM 8'2" x 3'10" (2.50 x 1.19)

Modern suite comprising a shower cubicle, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator.

### OUTSIDE

To the rear of the property there is shared passageway leading to a gate. The gate opens to the enclosed courtyard, which has built-in seating.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

### Rental holding deposit

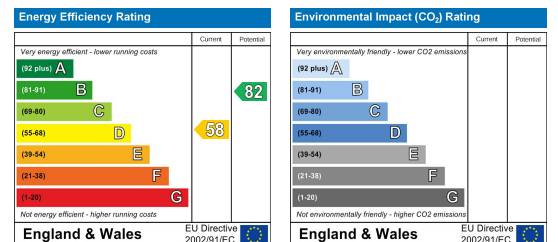
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

### Area Map



### Floor Plans

### Energy Efficiency Graph



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