



## 31 Distine Close

Lower Compton, Plymouth, PL3 6QZ

**£1,000 Per Calendar Month**



Available from May 2024 on a long-term basis is this lovely refurbished & modernised end-terraced property. The accommodation comprises 2 bedrooms & bathroom upstairs and lounge & fitted kitchen/dining room downstairs. Front & rear gardens. Driveway & garage. Double-glazing & gas central heating.



## DISTINE CLOSE, PLYMOUTH, PL3 6QZ

### ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance porch.

### ENTRANCE PORCH

Inner door leading into the lounge.

### LOUNGE 13'6" x 12'11" (4.12 x 3.94)

Stairs rising to the first floor accommodation. Double-glazing window to the front elevation. Doorway leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 12'11" x 9'5" (3.95 x 2.88)

Comprising a series of matching eye-level and base units with work surfaces and up-stands. Inset single drainer single bowl sink unit with mixer tap. 4-ring electric hob with an electric oven beneath and an extractor hood above. Space for fridge-freezer. Space and plumbing for washing machine. Double-glazed window to the rear elevation. Double-glazing sliding patio door opening to the rear patio and garden.

### FIRST FLOOR LANDING

Loft hatch. Doors providing access to the first floor accommodation.

### BEDROOM ONE 13'0" x 9'8" (3.97 x 2.97)

Walk-in wardrobe, also housing the gas boiler. Storage cupboard. Double-glazed window to the front elevation.

### BEDROOM TWO 10'2" x 7'0" (3.10 x 2.14)

Double-glazed window to the rear elevation.

### SHOWER ROOM 6'11" x 5'6" (2.11 x 1.70)

White modern suite comprising a Quadrant-style shower with double doors and shower unit with spray attachment, sink unit with a cupboard beneath and low level toilet. Obscured uPVC double-glazed window to the rear elevation.

### GARAGE

Up-&-over style door to the front elevation.

### OUTSIDE

To the front of the property there is a lawned and planted front garden area with steps rising to the canopied front entrance. Adjacent to this is the drive providing off-road parking and access to the garage. At the rear there is a paved and gravelled area with steps rising to a sloped southerly-facing lawned garden bordered by mature shrubs. The rear garden is enclosed by timber fencing and block walling.

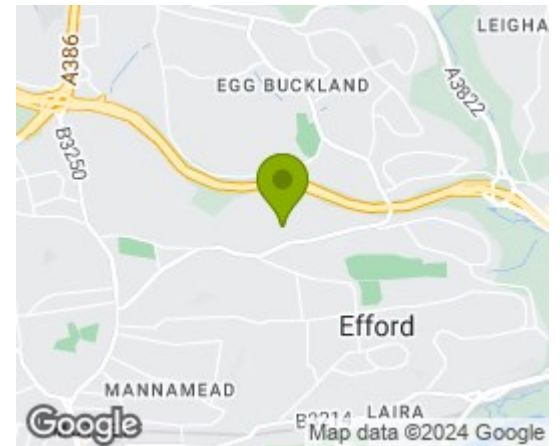
### COUNCIL TAX

Plymouth City Council  
Council tax band B

### Rental holding deposit

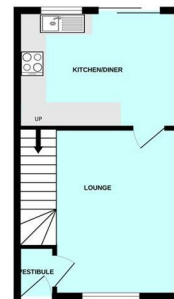
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map

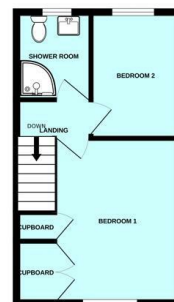


## Floor Plans

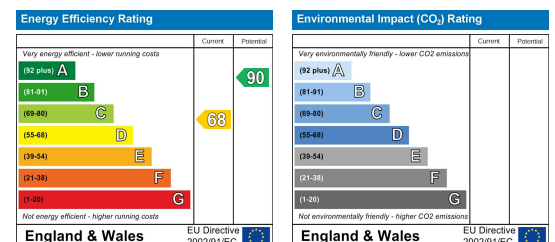
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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