



## 10 Woburn Terrace

Oreston, Plymouth, PL9 7LQ

**£775 Per Calendar Month**



Wonderful first floor flat which has been developed & has accommodation comprising a bay-fronted lounge, modern fitted kitchen, one double bedroom & modern shower room. It is located in the heart of Oreston & is available from early August 2024 on a long-term basis.



## WOBURN TERRACE, ORESTON, PL9 7LQ

### ACCOMMODATION

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

### ENTRANCE PORCH

Glazed inner door. Stairs rising to the first floor accommodation.

### LANDING

Built-in storage cupboard. Obscured double-glazed window to the front elevation. Stairs leading to the shower room.

### SHOWER ROOM 8'8" x 7'11" (2.66 x 2.43)

Contemporary modern suite comprising a shower cubicle with shower unit with spray attachment and a tiled area surround, sink unit with a mixer tap and vanity cupboard beneath and a low level toilet. Vertical towel rail/electric heater. Built-in extractor fan. Obscured double-glazed window to the rear elevation.

### BEDROOM 11'9" x 9'6" (3.60 x 2.92)

Electric heater. Double-glazed window to the rear elevation.

### LOUNGE 15'1" into bay x 11'10" at widest points (4.62 into bay x 3.62 at widest points)

Double-glazed bay window to the front elevation with an outlook onto the local church. Wall-mounted electric night storage heater. Electric heater set within the chimney breast.

### KITCHEN 9'3" x 6'2" incl kitchen units (2.82 x 1.88 incl kitchen units)

Series of contemporary-style matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring electric hob with an electric oven beneath. Space and plumbing for washing machine. Space for a fridge-freezer. Double-glazed window to the side elevation.

Please note that the white goods that are in situ at present will be included within the tenancy.

### OUTSIDE

Adjacent to the front entrance is a small area with washing line, which is also included with the tenancy.

### 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.

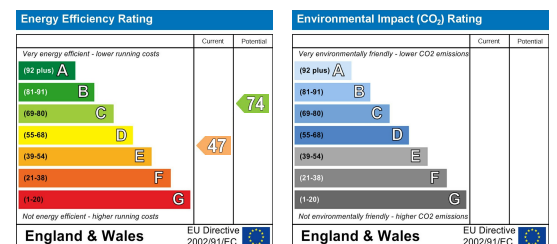
## Area Map



## Floor Plans



## Energy Efficiency Graph



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