



## 120 Dudley Road

Plympton, Plymouth, PL7 1RX

**£1,250 Per Month**



Semi-detached family home available now with accommodation comprising 3 bedrooms, lounge/dining room, fitted kitchen & bathroom. Unfurnished & available for a long-term rental. Shared driveway & garage. Low maintenance rear garden. .



120 DUDLEY ROAD, PLYMPTON, PL7 1RX

## ACCOMMODATION

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

## ENTRANCE HALL

Stairs ascending to the first floor. Wood-effect laminate floor extending into the lounge/dining room and kitchen. Useful under-stairs storage cupboards.

## LOUNGE/DINING ROOM 11'10" narrowing 10'1" x 19'11" (3.61 narrowing 3.09 x 6.09)

Dual aspect room with double-glazed window to the front elevation and sliding patio doors to the rear elevation. Built-in fireplace with inset 'Living Flame' gas fire. Door leading into the kitchen.

## KITCHEN 8'7" x 7'4" incl kitchen units (2.64 x 2.26 incl kitchen units)

Series of matching white eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset one-&-a-half bowl sink unit with mixer tap. Built-in electric hob and oven. Space and plumbing for washing machine. Space for a fridge-freezer. Door providing access to the rear garden.

## FIRST FLOOR LANDING

Double-glazed window to the side elevation.

## BATHROOM 6'9" x 6'2" (2.08 x 1.9)

White modern suite including panel bath, built-in low level toilet with boxed in cistern and built-in sink unit with cupboard beneath. Vertical towel rail/radiator.

## BEDROOM TWO 10'7" x 9'10" (3.24 x 3.01)

Double-glazed window to the rear elevation.

## BEDROOM ONE 10'7" x 12'7" (3.24 x 3.85)

Double-glazed window to the front elevation. Built-in storage cupboard housing the gas boiler.

## BEDROOM THREE 6'11" x 7'11" (2.11 x 2.42)

Double-glazed window to the front elevation. Built-in storage cupboards.

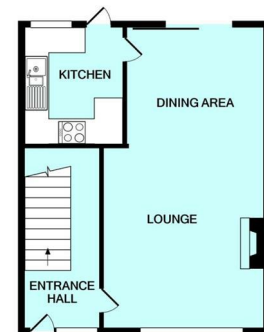
## OUTSIDE

At the front is a terraced garden area which has been laid to lawn and gravel. A sloped drive leads to the detached garage and a gate leading through to the rear garden. The rear garden is enclosed by timber fencing with a paved area adjacent to the rear of the property and a gate leading to a further lawned section and gravel area beyond.

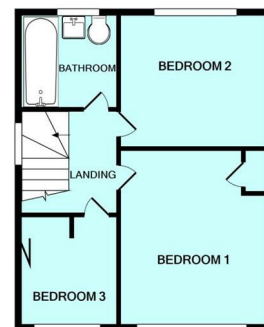
## Area Map



## Floor Plans

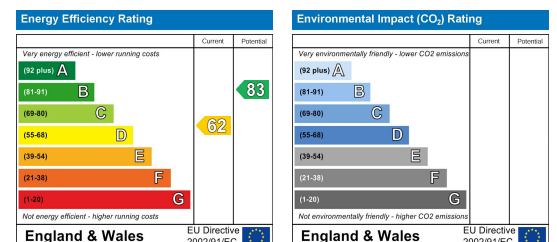


GROUND FLOOR



1ST FLOOR

## Energy Efficiency Graph



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