



## 20 Campbell Road

Plymstock, Plymouth, PL9 8UE

**£1,500 Per Month**



Beautifully presented semi-detached family home located in a very popular & convenient part of central Plymstock. The accommodation briefly comprises 4 good-sized bedrooms, 2 separate receptions, fitted kitchen & separate utility, downstairs wc & family bathroom. There are attractive well-maintained gardens together with a drive & garage.



**CAMPBELL ROAD, PLYMSTOCK, PLYMOUTH PL9 8UE**

**ACCOMMODATION**

Door opening into the entrance hall.

**ENTRANCE HALL**

Laminate floor which extends through to the dining room. Under-stairs storage cupboard. Radiator. Door to the downstairs wc.

**DOWNSTAIRS WC 5'10" x 3'6" (1.78 x 1.08)**

Continuation of the laminate floor. Low-level toilet and pedestal wash handbasin with mixer tap. Half tiling to all walls. Obscured double-glazed window to the rear elevation.

**KITCHEN 8'10" x 14'1" inc. units (2.70 x 4.31 inc. units)**

Dual aspect with double-glazed windows to the front and side. Fitted with a range of matching eye-level and base units incorporating roll-edged work surfaces and tiled splash-backs. Inset single-drainer one-&-a-half bowl stainless-steel sink unit with mixer tap. Built-in 4-ring gas hob with electric double oven beneath. Vertical radiator. Space for fridge/freezer. Space for dishwasher. Door to the side leading to a lobby, in turn leading to a walk-in larder.

**WALK-IN LARDER 3'4" x 3'8" (1.03 x 1.12)**

Shelving. Tiled floor.

**UTILITY 6'10" x 3'8" (2.10 x 1.12)**

Obscured double-glazed window to the side. Work surface. Space and plumbing for a washing machine. Space for a tumble dryer.

**DINING ROOM 12'11" x 13'2" (3.95 x 4.02)**

uPVC sliding patio doors overlooking and opening to the rear garden. Continuation of the laminate floor. Coved ceiling. Picture rails. Radiator.

**LOUNGE 17'10" x 12'5" (5.45 x 3.79)**

A dual aspect main reception room with a double-glazed window to the front and sliding double-glazed patio doors to the rear. 2 concealed radiators. Feature fireplace. Coved ceiling.

**FIRST FLOOR LANDING**

A galleried landing with double-glazed windows to the front and rear. Radiator. Cupboard housing the boiler. Loft hatch but access is not available.

**BEDROOM TWO 13'1" x 7'8" (4.01 x 2.35)**

Double-glazed window to the rear. Radiator. Laminate floor. Built-in wardrobe with hanging space and shelving.

**FAMILY BATHROOM 8'5" x 6'0" @ widest points (2.57 x 1.85 @ widest points)**

Fitted with a white 4-piece suite comprising panel bath with twin handgrips and mixer tap, shower cubicle with rainfall shower head and tiled area surround, pedestal wash handbasin with mixer tap and low-level toilet. 2 obscured double-glazed windows to the side elevation. Wooden floor. Vertical towel rail/radiator.

**BEDROOM ONE 10'5" x 11'1" @ widest points (3.18 x 3.38 @ widest points)**

An irregular-shaped room with a double-glazed window to the front. Radiator. Built-in wardrobe with hanging rail. Walk-in wardrobe providing ample storage.

**BEDROOM THREE 12'4" x 8'1" (3.78 x 2.47)**

Double-glazed window to the rear. Radiator. Built-in wardrobe with shelving and hanging rail.

**BEDROOM FOUR 10'2" x 9'5" (3.11 x 2.89)**

Double-glazed window to the front. Built-in wardrobe. Radiator.

**OUTSIDE**

The property is approached via brick-paved steps and a pathway which lead to the covered front entrance. The front garden area consists of 2 lawned areas bordered by areas of plants and bark, with mature shrubs and trees. There is also an adjacent brick-paved drive leading to the garage. Between the garage and the house there is a side passage with an outside cold tap and access into a workshop at the rear of the garage. The rear garden is enclosed by fencing and is bordered by mature trees and bushes. Adjacent to the rear of the property there is a paved area with an elevated lawn, which in turn has a mature backdrop of bushes and trees. There is also a covered sitting area in one corner of the garden.

**GARAGE**

Up-&-over door to the front. uPVC courtesy door leading to outside and in turn down to the rear garden.

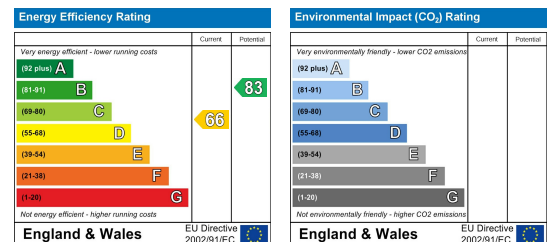
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.