



## 71 Killerton Lane

Saltram Meadow, Plymouth, PL9 7FU

**£1,300 Per Calendar Month**



Available from May 2025 is this modern 3-bedroom semi-detached house. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms, master ensuite & family bathroom. Parking at the side of the property & lawned garden to the rear. Double-glazing & central heating.



KILLERTON LANE, SALTRAM MEADOW, PL9 7FU

ACCOMMODATION

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

ENTRANCE HALL

Providing access to the ground floor accommodation. Turning staircase rising to the first floor.

DOWNSTAIRS CLOAKROOM/WC 5'6" x 3'1" (1.70 x 0.96)

Fitted with a low level toilet and a pedestal wash basin. Obscured window to the front elevation.

LOUNGE 14'4" x 11'11" (4.37 x 3.65)

Double-glazed window to the front elevation. Under-stairs storage cupboard. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 15'2" x 8'10" incl kitchen units (4.63 x 2.70 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Electric hob with an electric oven beneath. Space and plumbing for a washing machine. Cupboard concealing the gas boiler. Double-glazed window to the rear elevation. Double doors providing access to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 9'6" x 9'7" (2.92 x 2.94)

Double-glazed window to the front elevation. Built-in storage cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'3" x 5'2" (1.92 x 1.60)

Comprising a shower cubicle with tiled area surround and shower unit with spray attachment, pedestal wash basin with a mixer tap and a low level toilet. Built-in extractor. Obscured double-glazed window to the front elevation.

BEDROOM TWO 9'1" x 7'6" (2.77 x 2.30)

Double-glazed window to the rear elevation.

BEDROOM THREE 7'7" x 5'9" (2.33 x 1.76)

Double-glazed window to the rear elevation.

FAMILY BATHROOM 5'11" x 5'10" (1.82 x 1.78)

Comprising a panel bath with mixer tap, pedestal wash basin with mixer tap and a low level toilet. Built-in extractor. Obscured double-glazed window to the side elevation.

OUTSIDE

At the side of the property there is parking for 2 vehicles. A gate provides access through to the rear garden. The rear garden is laid to lawn and enclosed by timber fencing to 2 sides.

COUNCIL TAX

Plymouth City Council  
Council tax band C

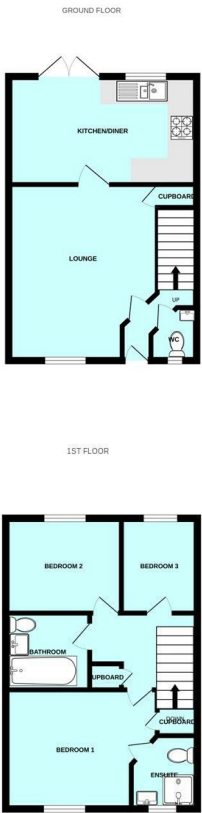
Rental holding deposit

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.

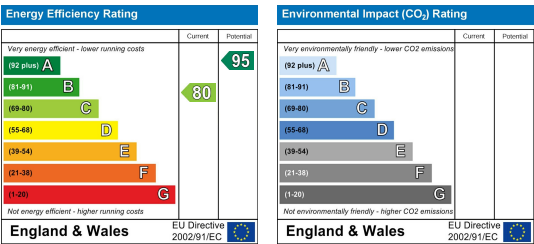
Area Map



Floor Plans



Energy Efficiency Graph



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.