



## 12 Wrens Gate

Plymstock, Plymouth, PL9 7BQ

**£1,300 Per Calendar Month**



Available now, is this re freshed modern semi-detached property located conveniently for amenities in Plymstock. The accommodation comprises a fitted kitchen & lounge/dining room on the ground floor whilst upstairs there are 3 bedrooms & modern bathroom. Driveway to the side of the property & garden areas to the front and rear. Double-glazing & gas central heating. Unfurnished accommodation.



WRENS GATE, PLYMSTOCK, PL9 7BQ

ACCOMMODATION

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

ENTRANCE HALL

Stairs rising to the first floor. Doorway opening into the lounge/dining room.

LOUNGE/DINING ROOM

Box bay window to the front elevation. Laminate floor. Sliding double-glazed doors leading to the rear porch. Door leading into the kitchen.

KITCHEN

Range of matching eye-level and base units. Inset single drainer sink unit. Free-standing electric cooker, which will be included within the tenancy. Space for fridge-freezer. Space for washing machine. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard housing the hot water cylinder. Loft hatch.

BEDROOM ONE

Double-glazed window to the rear elevation. Laminate floor.

BEDROOM TWO

Double-glazed window to the front elevation.

BEDROOM THREE

Double-glazed window to the front elevation.

BATHROOM

Comprising a panel bath with shower screen, shower unit and spray attachment, low level wc and sink unit with cupboard beneath. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the front of the property is an open-plan garden area with mature bushes and a driveway to the side providing off-road parking for 2 vehicles and access into the rear garden. The rear garden is slightly sloped and has a lawned central section.

COUNCIL TAX

Plymouth City Council  
Council tax band C

Rental holding deposit

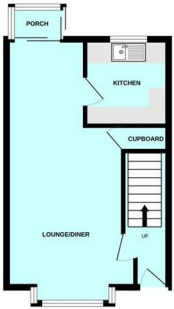
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map

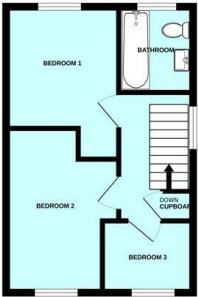


Floor Plans

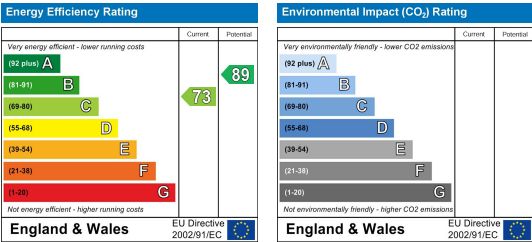
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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