



## 12 Batts Combe Mews

Saltram Meadow, Plymouth, PL9 7GJ

**£925 Per Calendar Month**



VIEWING DAY FULLY BOOKED. Purpose-built ground floor apartment with beautifully-presented accommodation & situated in a quiet tucked away position within the development close to the Plym estuary. The accommodation briefly comprises a generous entrance hall, living room with adjacent kitchen, 2 double bedrooms & bathroom. Allocated parking & visitors spaces. Double-glazing & central heating. Available July 2025.





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ACCOMMODATION

**ENTRANCE HALL 9'9 x 9'9 (2.97m x 2.97m)**  
Providing access to the accommodation. Recessed cupboard housing the consumer unit.

**LIVING ROOM 14'9 x 11'7 (4.50m x 3.53m)**  
French windows fitted with TriLite blinds and made to measure curtains to the front elevation and a glass Juliette balcony. Ample space for dining and seating. Doorway opening into the kitchen.

**KITCHEN 11'7 x 7'2 at widest points (3.53m x 2.18m at widest points)**  
Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Wall-mounted gas boiler concealed by a matching cabinet. Built-in appliances include fridge, freezer, oven, hob with a glass splash-back and cooker hood above, dishwasher and washer-dryer.

**BEDROOM ONE 11'2 x 9'8 (3.40m x 2.95m)**  
Situated to the front elevation. Window with fitted blinds. Wardrobe with sliding mirrored doors.

**BEDROOM TWO 15'10 x 8'10 (4.83m x 2.69m)**  
2 windows with fitted blinds to the rear elevation. Wardrobe with sliding mirrored doors.

**BATHROOM 8'9 x 6 (2.67m x 1.83m)**  
White suite comprising a bath with a shower system over and a fixed glass screen, wc and wash hand basin. Built-in storage cupboard. Partly-tiled walls. Obscured window with a fitted blind to the rear elevation.

**OUTSIDE**  
Allocated parking space.

**AGENT'S NOTE**  
Plymouth City Council  
Council tax band B

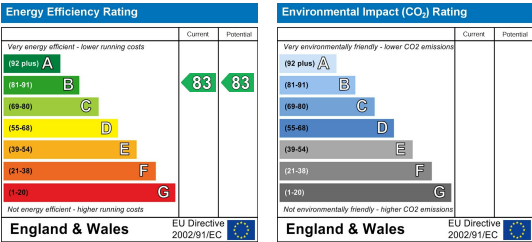
Area Map



Floor Plans



Energy Efficiency Graph



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