



40 Kitter Drive

Staddisombe, Plymouth, PL9 9UJ

£950 Per Calendar Month



Available now is this 2 bedroom modern house with additional accommodation including lounge, kitchen & bathroom. Lovely enclosed rear garden & allocated parking. Available unfurnished on a long-term basis. The landlord has specified the successful tenant must also provide a guarantor.



40 KITTER DRIVE, STADDISCOMBE, PL9 9UJ

ACCOMMODATION

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

ENTRANCE HALL 11'6" x 5'8" (3.51 x 1.73)

Stairs ascending to the first floor. Under-stairs storage cupboard. Cupboard housing the gas and electric meters. Wooden floor. Doors providing access to the ground floor accommodation.

KITCHEN 11'5" x 5'8" (3.49 x 1.75)

Range of matching base and eye-level units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with a mixer tap. Wall-mounted gas boiler. Space and plumbing for washing machine. Free-standing electric cooker. Space for an upright fridge-freezer.

LOUNGE/DINING ROOM 13'0" x 11'9" (3.97 x 3.59)

Continuation of the wood floor. Double-glazed sliding patio doors leading out onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'9" x 9'0" (3.59 x 2.75)

Double-glazed window to the rear elevation.

BEDROOM TWO 11'9" x 9'1" at widest points (3.59 x 2.77 at widest points)

2 double-glazed windows to the front elevation. Built-in storage cupboard.

BATHROOM 6'2" x 5'6" (1.89 x 1.68)

White modern suite including pedestal wash basin, low level toilet and panel bath with tiled-area surround, handgrips and a mixer tap with a spray attachment. Tiled floor.

OUTSIDE

At the rear of the property there is a fenced enclosed garden which is terraced with a paved area adjacent to the rear door. Steps rise to a further paved middle section and a lawned top section. There are bordering flower beds. Allocated car parking space located in the adjacent car park. The parking area to the front we understand is resident's parking.

COUNCIL TAX

Plymouth City Council
Council tax band B

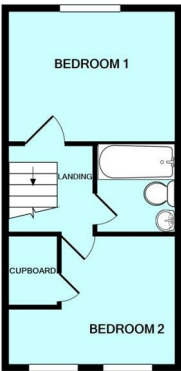
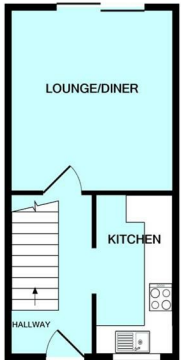
Rental holding deposit

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.

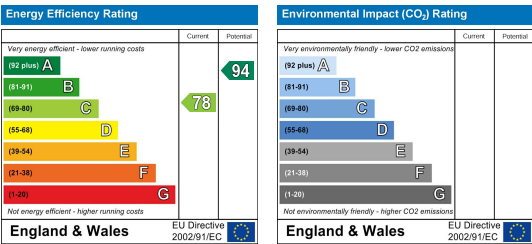
Area Map



Floor Plans



Energy Efficiency Graph



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