



45 Lower Park Drive

Plymstock, Plymouth, PL9 9DA

£1,250 Per Calendar Month



Superbly-presented end-terraced house enjoying a south-facing rear garden, garage & parking. The accommodation briefly comprises an entrance porch and hallway, open-plan full-width lounge/dining room, fitted kitchen, 3 bedrooms & bathroom. Double-glazing & central heating throughout. Unfurnished accommodation. Available from early December 2025.



LOWER PARK DRIVE, PLYMSTOCK, PL9 9DA

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

Window to the side elevation. Tiled floor. Doorway opening into the entrance hall.

ENTRANCE HALL 11'1 x 8'11 incl stairs (3.38m x 2.72m incl stairs)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Open-plan storage area beneath the stairs. Generous walk-in storage cupboard with coat hooks and shelf, also housing the consumer unit.

LOUNGE/DINING ROOM 19'6 x 12'5 max depth (5.94m x 3.78m max depth)

An open-plan room running the full-width of the property. Window and French doors to the rear elevation overlooking the garden.

KITCHEN 11'4 x 8' (3.45m x 2.44m)

Range of modern base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. One-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Inset hob. Free-standing fridge-freezer. Space for washing machine. Integral dishwasher. Window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Cupboard housing the boiler. Loft hatch.

BEDROOM ONE 12'6 x 10'1 (3.81m x 3.07m)

Window to the rear elevation.

BEDROOM TWO 10' x 9'1 (3.05m x 2.77m)

Window to the rear elevation.

BEDROOM THREE 11'4 x 6'9 (3.45m x 2.06m)

Window to the front elevation.

BATHROOM 7'8 x 5'6 (2.34m x 1.68m)

Comprising a bath with a shower system over and a curved glass screen, wc and pedestal basin. Chrome towel rail/radiator. Wall-mounted mirror with integral lighting. Fully-tiled walls. Tiled floor. Obscured window to the front elevation.

GARAGE 22' x 8'1 (6.71m x 2.46m)

Remote door to the front elevation. LED panel lighting. Power. Rear access door.

OUTSIDE

There is a paved terrace outside the front door together with an off-road parking area. A driveway provides further off-road parking and access to the garage. The rear garden, which enjoys a southerly aspect, is laid to lawn and patio. There is a rear access gate.

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.

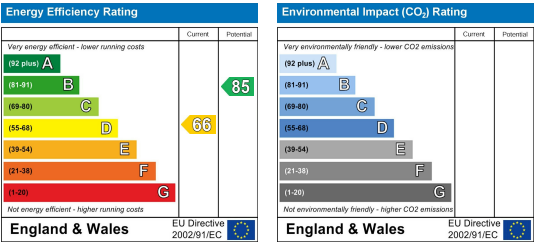
Area Map



Floor Plans



Energy Efficiency Graph



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