



6 The Heathers

Woolwell, Plymouth, PL6 7QT

£1,350 Per Calendar Month



Available now is this lovely refurbished semi-detached property located in Woolwell. It has been completely modernised & is available unfurnished. The accommodation briefly comprises an entrance porch leading to a lounge, separate dining area, modern fitted kitchen & conservatory. On the first floor are the 3 bedrooms & modern bathroom. Garage/store & off-road parking to the front for 2 vehicles. Lovely enclosed rear garden. Double-glazing & central heating.



THE HEATHERS, WOOLWELL, PL6 7QT

ACCOMMODATION

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

ENTRANCE PORCH

Dwarf cupboard concealing the gas and electric meters. Part-glazed door leading into the lounge.

LOUNGE 13'7" x 14'2" (4.16 x 4.33)

Inset electric fire set into a contemporary-style fireplace. Laminate floor. Double-glazed window to the front. Archway leading into the dining area.

DINING AREA 10'5" x 7'2" (3.20 x 2.20)

Laminate floor. Double-glazed sliding patio doors leading out to the conservatory. Archway leading to the kitchen.

KITCHEN 6'1" x 10'5" (1.87 x 3.20)

Contemporary-style matching eye-level and base units with work surfaces and matching up-stands. Stainless-steel single drainer single bowl sink unit with mixer tap. Inset electric hob with an oven beneath. Space and plumbing for washing machine. Space for fridge-freezer. Laminate floor. Double-glazed window to the rear elevation.

CONSERVATORY 7'1" x 6'11" (2.16 x 2.13)

Mono-pitch polycarbonate roof. Double-glazed windows to the rear and side elevations. Double doors leading out onto the rear patio and garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in airing cupboard with slatted shelving and a radiator.

BEDROOM ONE 13'7" at widest point x 8'4" narrowing to 5'4" (4.15 at widest point x 2.55 narrowing to 1.63)

Double-glazed window to the front elevation.

BEDROOM TWO 9'7" x 5'9" (2.93 x 1.77)

Double-glazed window to the rear elevation.

BEDROOM THREE 7'7" x 6'8" (2.32 x 2.04)

Double-glazed window to the rear elevation.

BATHROOM 7'4" x 6'2" (2.26 x 1.90)

Comprising a bath with a tiled area surround, shower screen, shower unit with spray attachment, sink unit with a vanity cupboard beneath and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the front of the property a tarmac drive provides off-road parking for 2 vehicles and access to the garage/store. The rear garden is enclosed by timber fencing and is laid out with a paved area adjacent to the rear of the property with steps rising to 2 lawned sections of garden and a gravelled rockery area. From here further steps lead to a top level patio.

GARAGE/STORE 16'2" x 7'6" (4.93 x 2.31)

uPVC double doors. Power and lighting. Built-in sink unit with cupboard. Double-glazed window. Door providing access to the rear garden.

COUNCIL TAX

South Hams District 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.

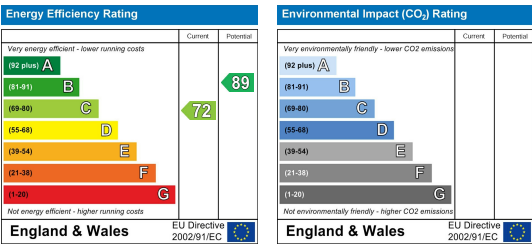
Area Map



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.