Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

43 Church Road

Plymstock, Plymouth, PL9 9AP

£795 PCM

2 | 1 | 1 | D

Character semi-detached cottage located in a very popular central, convenient part of Plymstock. The unfurnished accommodation briefly comprises a modern kitchen, lounge & rear conservatory with a workshop/store, 2 first floor bedrooms & shower room. Double-glazing & gas central heating. Private enclosed courtyard.

43 CHURCH ROAD, PLYMSTOCK, PLYMOUTH PL9 9AP

ACCOMMODATION
uPVC part-obscured double-glazed entrance door leading into the lounge.

LOUNGE 12'11" x 10'3" (3.94 x 3.13)
Leaded lattice-effect double-glazed window to the front. Feature cast-iron fire set with wooden mantel surround. Built-in storage cupboards to both alcoves - one housing the electric meter and consumer unit. Door leading into the kitchen.

KITCHEN 14'0" x 6'9" inc units (4.29 x 2.06 inc units)
White, modern suite including matching eye-level and base units, roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with single bowl and mixer tap. Free-standing electric cooker. Space for fridge/freezer. Plumbing for washing machine. Leaded double-glazed window to the rear. Part double-glazed door leading to the rear conservatory. Turning staircase rising to the first floor with under-stairs storage cupboard.

CONSERVATORY 9'2" x 6'6" (2.80 x 1.99)
Mono-pitched polycarbonate roof with double-glazed windows to the side and rear. Double doors lead out into the conservatory. Wall lights. Power points. Wood panelling to 3 walls. Door leading into the store/workshop.

WORKSHOP
Light. Work surface. Storage area beneath.

FIRST FLOOR LANDING
Window to the rear. Built-in storage cupboard with slatted shelving.

BEDROOM ONE 13'0" x 8'0" (3.97 x 2.44)
Leaded lattice double-glazed window to the front. Built-in storage cupboard. Free-standing wardrobe which will be included within the tenancy.

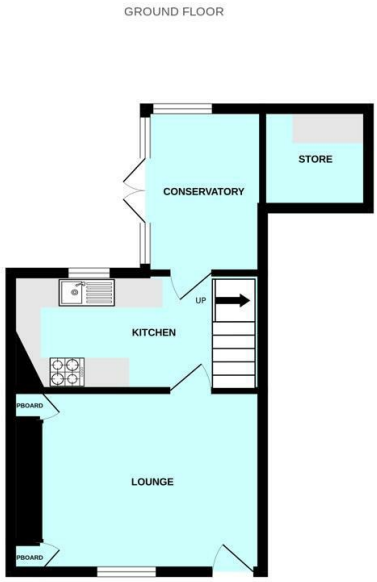
SHOWER ROOM 7'10" x 4'0" (2.39 x 1.23)
White suite comprising shower cubicle with sliding door and shower unit with spray attachment, pedestal wash handbasin and low-level wc. Built-in extractor fan. Tiling to all walls.

BEDROOM TWO 8'1" x 5'3" (2.48 x 1.61)
Leaded double-glazed window to the rear.

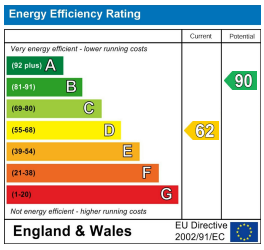
OUTSIDE
To the rear of the property there is a walled, enclosed courtyard with an area laid to paving. A side gate gives access onto the side road.

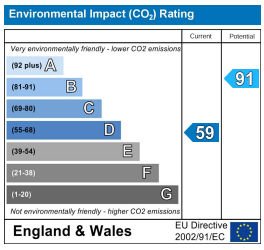
Area Map

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk