



## 11 South Hill

Hooe, Plymouth, PL9 9PS

**£825 Per Calendar Month**



Available from March 2026 is this lovely well-presented first-floor purpose-built flat. The accommodation briefly comprises a lovely-sized lounge/dining room, fitted kitchen, 2 bedrooms & bathroom. There are garden areas to the front & rear. The property benefits from gas-fired central heating & double-glazing. The flat is available unfurnished on a long-term rental.



## SOUTH HILL, HOOE, PL9 9PS

### ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door. Stairs rising to the first floor.

### LANDING AREA

Double-glazed window to the front elevation. Doors providing access to the accommodation.

### LOUNGE/DINING ROOM 17'8" x 10'7" (5.41 x 3.24)

Double-glazed window to the front elevation. Tiled fireplace and hearth with inset gas fire. Built-in storage cupboard.

### KITCHEN 13'7" x 3'10" incl kitchen units (4.15 x 1.18 incl kitchen units)

Series of matching eye-level and base units with blackened rolled-edge work surfaces. Inset single bowl single drainer sink unit with mixer tap. Eye-level built-in oven. Built-in 4-ring gas hob. Space and plumbing for washing machine. Space for fridge-freezer. Storage cupboard housing the gas boiler. Double-glazed window to the rear elevation.

### BEDROOM ONE 14'6" x 10'4" (4.44 x 3.17)

A dual aspect room with double-glazed windows to the front and side elevations. Built-in storage cupboard.

### BEDROOM TWO 10'2" x 10'2" (3.12 x 3.10)

Double-glazed window to the rear elevation. Built-in storage cupboard.

### BATHROOM 4'5" x 10'2" incl door recess (1.36 x 3.12 incl door recess)

White suite comprising a bath with mixer tap and spray attachment, sink unit with a vanity cupboard beneath and a low level toilet. Obscured double-glazed window to the rear.

### OUTSIDE

To the front, side and rear of the property are various lawned areas. There is also a rear storage shed.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

### 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.

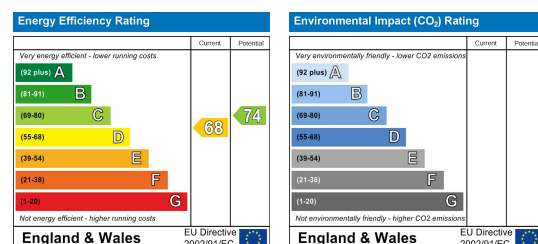
## Area Map



## Floor Plans



## Energy Efficiency Graph



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