



## 74 Shute Park Road

Plymstock, Plymouth, PL9 8RF

**£1,500 Per Calendar Month**



Available from June 2026 is this impressive-sized detached property located in central Plymstock. It offers great-sized accommodation including 3 double bedrooms, shower room and a separate wc. The living accommodation includes a lovely-sized main lounge, separate dining room and kitchen. There is the bonus of a store room/office and an integral garage, which is 9 metres in length. There is a mature southerly-facing garden to the rear of the property.



**SHUTE PARK ROAD, PLYMSTOCK, PL9 8RF**

**ACCOMMODATION**

Access to the property is gained via the uPVC double-glazed entrance door with a double-glazed to the side opening into the entrance hall.

**ENTRANCE HALL**

Providing access to the ground floor accommodation. Stairs rising to the bedroom accommodation. Stairs leading down to the store/office.

**DINING ROOM 15'4" x 10'8" (4.69 x 3.27)**

A dual aspect room with double-glazed windows to the front and side elevation. Serving hatch through to the kitchen.

**KITCHEN 11'0" x 9'11" excl passage area (3.37 x 3.03 excl passage area)**

Series of wooden-fronted matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob. Electric oven. Integrated fridge/freezer. Space and plumbing for washing machine and a dishwasher. Double-glazed windows to the side and rear. uPVC double-glazed door providing access to the side, which in turn leads to the front and the rear of the property.

**LOUNGE 18'7" x 12'8" (5.68 x 3.88)**

2 double-glazed windows to the rear elevation overlooking the rear garden. Kicker heaters to 2 walls. Stone-built fireplace with hearth and inset fire. Double-glazed door providing access to the rear patio and garden.

**LANDING AREA**

Good-sized storage cupboard housing the lagged cylinder.

**BEDROOM ONE 10'8" x 10'9" to wardrobe face (3.26 x 3.28 to wardrobe face)**

Double-glazed window to the front elevation. Range of fitted wardrobes with storage and hanging along one wall. Built-in dressing table. Chest of drawers.

**BEDROOM TWO 10'1" x 10'0" (3.09 x 3.07)**

Double-glazed window to the front elevation.

**BEDROOM THREE 10'8" to wardrobe face x 9'8" (3.27 to wardrobe face x 2.96)**

Double-glazed window to the rear elevation.

**BATHROOM 5'4" x 5'3" (1.65 x 1.62)**

Comprising a bath with twin hand grips and mixer tap, shower cubicle with folding shower screen door and sink unit. Vertical towel rail/radiator. Fully tiled walls. Obscured double-glazed window to the rear elevation.

**SEPARATE WC 6'7" x 2'7" (2.01 x 0.79)**

Fitted with a low level toilet. Extractor.

**STORE/OFFICE 13'5" x 10'1" (4.10 x 3.09)**

Double-glazed window to the front elevation. Range of built-in eye-level and base units with work surfaces. Floor-mounted gas boiler. Please note that the carpet has been removed. Door leading to the garage.

**GARAGE 29'8" x 13'0" (9.05 x 3.98)**

Up-&-over door to the front elevation. 2 double-glazed windows to the side elevation. Twin drainer sink unit with storage beneath. Power and lighting. Water meter, electric meter and gas meter.

**OUTSIDE**

To the front of the property is a walled enclosed area with a level lawned central section and planted borders. Double gates lead down to the sloped driveway which leads to the integral garage. Adjacent to the driveway are gravelled areas. A path leads to the front entrance and continues down the side of the property to the rear garden. The rear garden affords a southerly-facing aspect. There is a paved area adjacent to the rear of the property beyond which is a lawned section, mature hedging and timber fencing. There are a number of fruit trees, 2 timber sheds and an aluminium-framed greenhouse.

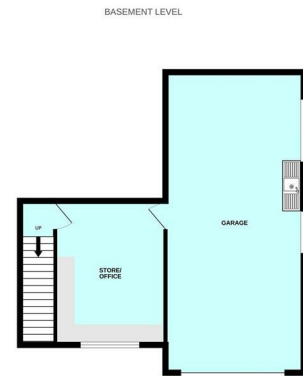
**Rental holding deposit**

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.

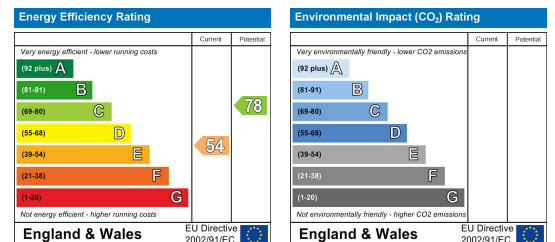
**Area Map**



**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.