Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



26 Swallows End

Plymstock, Plymouth, PL9 7DZ

£1,300 Per Calendar Month

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Available now is this lovely modern 3-bedroom semi-detached property which is well-presented throughout. The accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms & bathroom. The property benefits from double-glazing & gas-fired central heating. Lovely enclosed rear garden & parking for 2 cars to the side.







SWALLOWS END, PLYMSTOCK, PL9 7DZ

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

ENTRANCE HALL
Laminate floor. Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 5'11" x 2'6" (1.82 x 0.78)
White low level wc and sink unit with vanity cupboard beneath. Obscured double-glazed window to the front elevation.

LOUNGE 11'4" x 15'6" (3.47 x 4.74)
Double-glazed window to the front elevation. Under-stairs storage cupboard. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 14'11" x 8'7" incl kitchen units (4.55 x 2.64 incl kitchen units)
Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Free-standing electric oven and hob. Fridge-freezer which can be gifted to a new tenant if so desired or can be removed. Space and plumbing for washing machine. Double-glazed window to the rear elevation. uPVC double-glazed French-style double doors leading out to the rear garden.

FIRST FLOOR LANDING
Loft hatch. Built-in storage cupboard housing the boiler and fitted with a radiator, providing a useful airing cupboard space. Doors providing access to the first floor accommodation.

BEDROOM ONE 14'11" x 12'2" at widest points (4.55 x 3.71 at widest points)
2 double-glazed windows to the front elevation.

BEDROOM TWO 10'9" x 8'2" (3.29 x 2.51)
Double-glazed window to the rear elevation.

BEDROOM THREE 8'10" x 6'5" (2.70 x 1.97)
Double-glazed window to the rear elevation. Please note that there are 2 free-standing wooden wardrobes, which will be left for any prospective tenant if so required or can be removed.

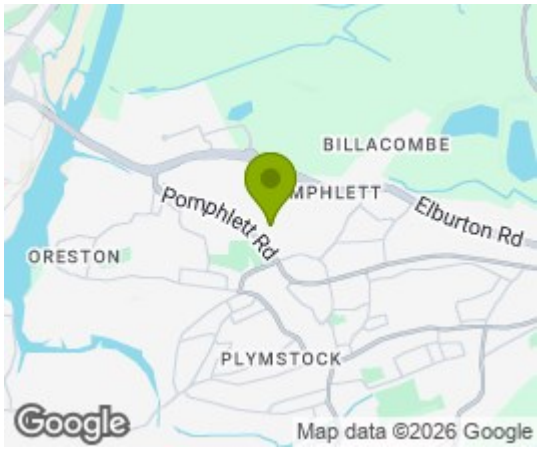
BATHROOM 8'1" x 4'9" (2.47 x 1.47)
White modern suite comprising a panel bath with mixer tap and shower unit with spray attachment and rainfall shower head, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

OUTSIDE
To the front of the property there is a gravelled area adjacent to which is the driveway, providing off-road parking for 2 vehicles. A side gate provides access to the rear garden. The rear garden is enclosed by timber fencing and has a central lawned area together with a raised planted border at the end of the garden. Adjacent to the rear of the property is a stone patio with a storage shed.

COUNCIL TAX
Plymouth City Council
Council tax band C

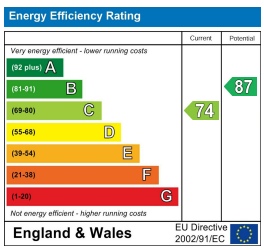
Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

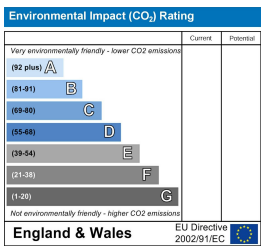
Area Map



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