



## 49 Longacre

Plympton, Plymouth, PL7 4RQ

**£1,300 Per Calendar Month**



Located in a very popular part of Plympton is this elevated semi-detached bungalow which offers accommodation comprising a modern fitted kitchen, lounge/dining room, 2 bedrooms & modern 4-piece bathroom. The property is well-presented throughout & benefits from double-glazing & gas central heating. Attractive rear garden. Integral garage & driveway. Available from July 2026



## LONGACRE, PLYMPTON, PL7 4RQ

### ACCOMMODATION

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

### ENTRANCE HALL

Wood-effect laminate floor. Loft hatch. Doors providing access to the ground floor accommodation.

### KITCHEN 10'8" x 9'2" (3.26 x 2.80)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Built-in breakfast bar with radiator beneath. Inset single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath and an extractor hood above. Space and plumbing for washing machine. Space for fridge-freezer. Double-glazed window to the front elevation.

### LOUNGE/DINING ROOM 17'3" x 11'5" (5.26 x 3.50)

Double-glazed window to the front elevation.

### BEDROOM ONE 14'11" x 10'5" at widest points (4.56 x 3.20 at widest points)

Set of built-in wardrobes along one wall. Double-glazed window to the rear elevation overlooking the garden.

### BATHROOM 8'2" x 6'10" (2.50 x 2.10)

Lovely 4-piece modern white suite comprising a 'P-shaped' bath, Quadrant-style corner shower cubicle with double opening doors, tiled area surround and shower unit with spray attachment, low level toilet with boxed-in cistern and sink unit with a cupboard beneath. Towel rail/radiator. 2 uPVC double-glazed windows to the side elevation.

### BEDROOM TWO 11'8" x 9'6" (3.56 x 2.90)

Sliding double-glazed doors to the rear elevation opening out onto the rear garden.

### OUTSIDE

At the front of the property there is a lawned garden area to the front with raised mature planted border and a tarmac drive leading to the garage. A path and steps lead to the main entrance which is to the side of the property. A pathway extends down the side elevation through to the rear garden. There is an outside tap to the side elevation. The rear garden has a good-sized paved sitting area adjacent to the rear of the property, further raised flower beds home to a variety of mature shrubs and plants and at the end of the garden there is a screen of leylandii fir trees.

### GARAGE 17'4" x 9'10" (5.29 x 3)

Electric roller door. Power and lighting. Housing the electric meter, gas meter and consumer unit.

### 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.

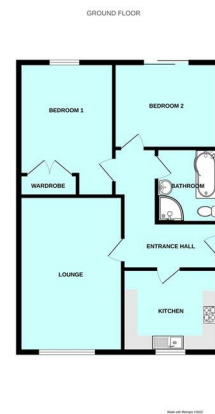
### COUNCIL TAX

Plymouth City Council  
Council tax band C

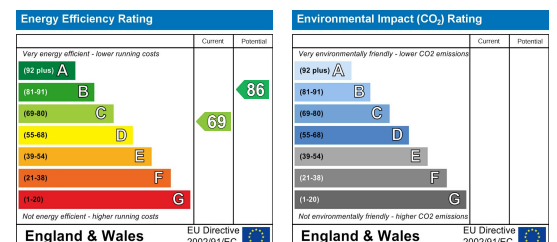
## Area Map



## Floor Plans



## Energy Efficiency Graph



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