Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



7 Wykeham Drive

, Plymouth, PL2 2SF

£1,100 Per Calendar Month

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Available from December 2026 is this lovely refurbished property which enjoys accommodation including 3 bedrooms and a bathroom upstairs. Whilst on the ground floor is an entrance porch, lounge, modern fitted kitchen/dining room. There are garden areas to the front and rear plus the bonus of a drive & garage to the side of the property. Double-glazing & gas central heating.







WYKEHAM DRIVE, PLYMOUTH, PL2 2SF

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

ENTRANCE PORCH 3'4" x 3'8" (1.02 x 1.14)
Electric consumer unit. Cupboard housing the electric meter. Doorway leading into the lounge.

LOUNGE 13'7" x 14'2" at widest points (4.16 x 4.32 at widest points)
Stairs rising to the first floor. Double-glazed window to the front elevation. Glazed door leading into the kitchen/dining room.

KITCHEN/DINING ROOM 10'7" x 13'7" incl kitchen units (3.24 x 4.15 incl kitchen units)
Range of high gloss matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring gas hob with an extractor hood above. Adjacent electric oven. Built-in microwave. Built-in integrated fridge and freezer. Built-in washing machine. French-style double doors leading out to the rear garden. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'7" x 8'5" max dimensions to the wardrobe rear (4.15 x 2.58 max dimensions to the wardrobe rear)
Double-glazed window to the front elevation. Mirror-fronted wardrobes with storage and hanging space to one wall.

BEDROOM TWO 9'7" x 7'5" (2.93 x 2.28)
Double-glazed window to the rear elevation.

BEDROOM THREE 6'8" x 7'5" (2.05 x 2.28)
Double-glazed window to the rear elevation.

FAMILY BATHROOM 7'4" x 6'2" (2.24 x 1.90)
Comprising a panel bath with a shower unit and spray attachment over and a shower screen, a pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

GARAGE 21'0" x 7'6" (6.42 x 2.31)
Electric roller door. Power and lighting. Window to the rear elevation. Door leading to the garden.

OUTSIDE
To the front of the property there is a lawned and planted area and a pathway leading to the front. A drive leads down the side elevation to the garage. The rear garden is enclosed by timber fencing. A paved and gravelled area leads to a lawned section. There is a storage shed and a side door leads into the garage.

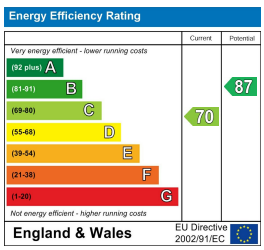
Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

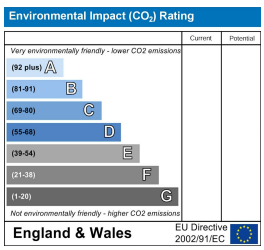
Area Map



Floor Plans

Energy Efficiency Graph





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