Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

57 Henry Avent Gardens

Elburton, Plymouth, PL9 8GQ

£1,100 Per Calendar Month

2 1 1 B

Available from October 2026 is this lovely modern semi detached property located in a very popular part of Elburton. The accommodation briefly comprises 2 bedrooms, modern fitted bathroom, modern fitted kitchen, cloakroom/wc & lounge/dining room. Off-road parking to the front. Enclosed lawn garden to the rear.

HENRY AVENT GARDENS, ELBURTON, PL9 8GQ

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

ENTRANCE HALL
Under-stairs storage cupboard. Doors opening to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'4" x 3'1" (1.95 x 0.95)
Low level toilet and sink unit. Obscured double-glazed window to the front elevation.

KITCHEN 10'2" x 6'5" incl kitchen units (3.12 x 1.97 incl kitchen units)
Series of matching eye-level and base units with work surfaces. Inset stainless-steel single drainer one-&-a-half bowl sink with mixer tap. Built-in 4-ring gas hob with electric oven beneath. Space for fridge-freezer. Space and plumbing for washing machine. Cupboard concealing the gas boiler. Double-glazed window to the front elevation.

LOUNGE/DINING ROOM 13'9" x 12'9" (4.20 x 3.91)
Double-glazed window to the rear elevation. Double doors leading out to the rear garden. Stairs rising to the first floor accommodation.

FIRST FLOOR LANDING
Loft hatch. Built-in storage cupboard. Doors providing access to the first floor accommodation.

BEDROOM ONE 13'9" x 9'6" (4.21 x 2.91)
Built-in cupboard. Double-glazed window to the rear elevation.

BEDROOM TWO 13'2" x 7'0" (4.03 x 2.14)
Double-glazed window to the front elevation.

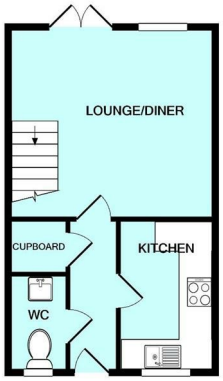
BATHROOM 6'5" x 6'4" (1.98 x 1.95)
Lovely white modern suite comprising a panel bath with twin handgrips, mixer tap and a wall-mounted shower unit with spray attachment and a shower screen, low level toilet and sink unit with mixer tap. Obscured double-glazed window to the front elevation.

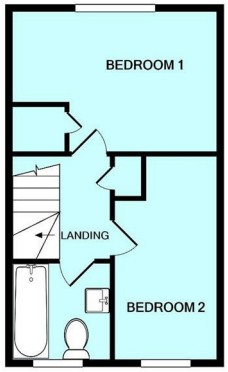
OUTSIDE
To the front of the property there is brick-paved parking area with space for 2 cars. At the rear there is a fence-enclosed garden with a lawn section and bark borders.

AGENT'S NOTE
Plymouth City Council
Council tax band B

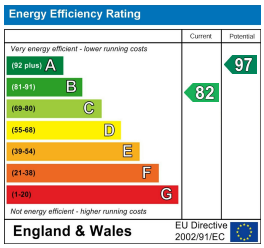
Area Map

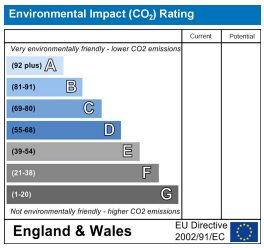
Floor Plans





Energy Efficiency Graph





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