



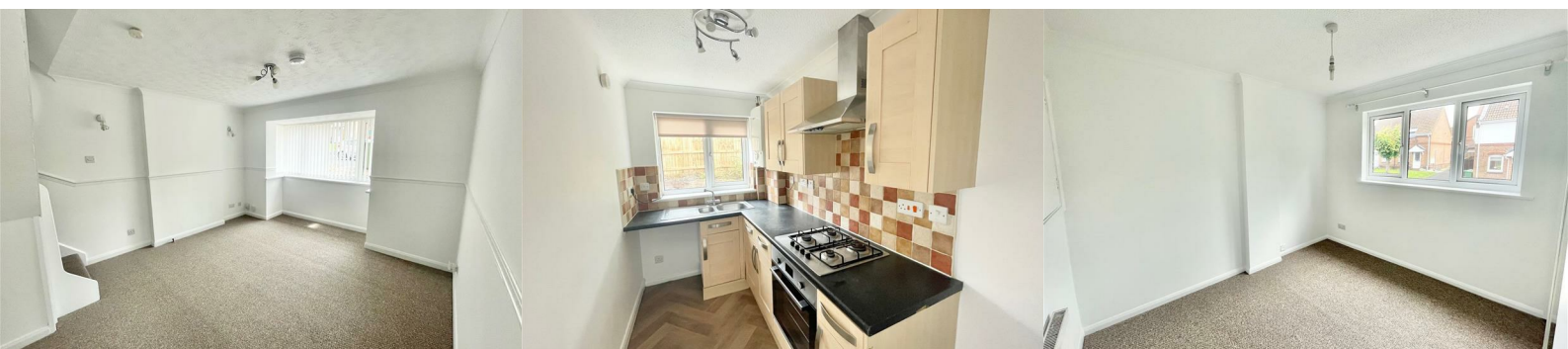
17 West Park Drive

Plympton, Plymouth, PL7 2GZ

£1,150 Per Calendar Month



Available from June 2026 is this lovely re-decorated and re-carpeted modern 2-bedroom property. The accommodation comprises a modern fitted kitchen, lounge, 2 bedrooms and a modern bathroom. Externally there is a private garden and an allocated parking space. Available unfurnished. Double-glazing & gas-fired central heating.



WEST PARK DRIVE, PLYMPTON, PL7 2GZ

ACCOMMODATION

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

ENTRANCE HALL

2 built-in storage cupboards, one housing the gas meter, electric meter and consumer unit. Doorway leading into the kitchen.

KITCHEN 9'8" x 5'5" (2.95 x 1.66)

Matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Space for a washing machine. Space for a fridge-freezer. Wall-mounted gas boiler. Laminate floor. Double-glazed window to the rear elevation.

LOUNGE 15'8" into the bay x 11'9" (4.78 into the bay x 3.59)

Double-glazed window to the rear elevation. Stairs rising to the first floor accommodation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 10'2" x 8'7" (3.12 x 2.63)

Double-glazed window to the rear elevation. Built-in storage cupboard over the stairs. Built-in mirror-fronted wardrobe.

BEDROOM TWO 6'8" x 7'1" excl door recess (2.05 x 2.17 excl door recess)

2 double-glazed windows to the rear elevation.

BATHROOM 6'3" x 5'5" (1.91 x 1.67)

Comprising a panel bath with mixer tap, shower unit with spray attachment over and a shower rail and curtain, pedestal basin with mixer tap and a low level toilet. Fully-tiled walls. Obscured double-glazed window to the front elevation.

OUTSIDE

At the rear of the property there is a fenced enclosed garden accessed via a side gate. The garden has been gravelled and there is a cherry tree. The parking space is accessed off Great Park Close, adjacent to the garden and the rear of the property.

COUNCIL TAX

Plymouth City Council
Council tax band B

Rental holding deposit

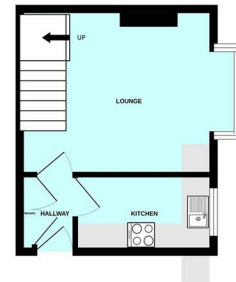
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map

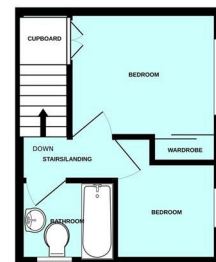


Floor Plans

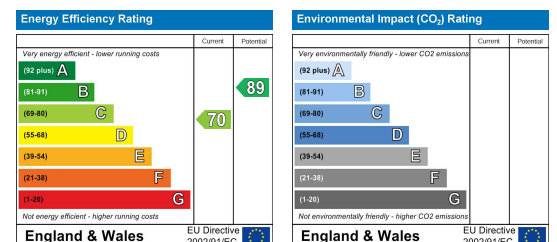
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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