



47 Barton Road

Hooe, Plymouth, PL9 9RQ

£1,100 PCM



Available for long-term rental from September 2019 - modern family home overlooking Hooe lake with unfurnished accommodation comprising kitchen/dining room, downstairs wc, lounge, 3/4 bedrooms, family bathroom & master ensuite shower room. Enclosed low-maintenance rear garden. Garage & allocated parking space. Strictly no pets or smokers.



47 BARTON ROAD, HOOE, PLYMOUTH PL9 9RQ

ACCOMMODATION

Door leading into the entrance hall.

ENTRANCE HALL

Tiled floor which extends through the entire ground floor accommodation. Turning staircase rising to the first floor accommodation. Cupboard providing cloak storage and housing the gas boiler.

DOWNSTAIRS WC 5'4" x 2'9" (1.64 x 0.84)

Fitted with a white low-level toilet and pedestal wash handbasin.

KITCHEN/DINING ROOM 391 x 610 @ widest point (119.18m x 185.93m @ widest point)

Fitted with a series of matching eye-level and base units with roll-edged work surfaces and inset single-drainer one-&a-half bowl stainless-steel sink unit with mixer tap. Space for washing machine. Space for dishwasher. Built-in 4-ring gas hob with electric oven beneath. Space for fridge/freezer. Under-stairs storage cupboard. Double doors leading out onto the paved garden.

FIRST FLOOR LANDING

BEDROOM ONE 12'9" x 9'11" (3.90 x 3.04)

2 double-glazed windows to the rear. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a white modern suite comprising a good-sized tiled shower cubicle with shower unit, spray attachment and sliding door, pedestal wash handbasin with mixer tap and low-level toilet.

LOUNGE 12'9" x 10'1" (3.91 x 3.09)

Window to the front. French-style double doors leading out onto the balcony, with views over Hooe lake.

SECOND FLOOR

BEDROOM THREE 12'9" x 11'5" (3.90 x 3.48)

2 double-glazed windows to the rear. Built-in cupboard housing the pressurised hot water cylinder.

FAMILY BATHROOM 6'4" x 5'10" (1.94 x 1.78)

Suite comprising panel bath with mixer tap and shower unit with spray attachment above, shower screen and tiled area surround, pedestal wash handbasin and low-level toilet.

BEDROOM TWO 12'9" x 10'2" (3.91 x 3.11)

Double-glazed window to the front. French-style double doors leading out onto the front balcony with lovely views across Hooe lake toward Radford Park. Built-in storage cupboard.

OUTSIDE

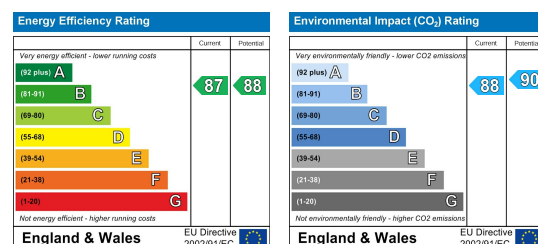
To the front there is a small open plan area of garden. To the rear the garden is enclosed by fencing and laid to paving slabs and gravel. A gate opens to the allocated parking area and garage.

Area Map



Floor Plans

Energy Efficiency Graph



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