



11 Lyndhurst Close

Peverell, Plymouth, PL2 3DN

£875 PCM



Refurbished semi-detached family property with accommodation comprising 3 bedrooms, lounge, dining room, modern kitchen & bathroom. Large gardens. Available from mid February 2020.



11 LYNDHURST CLOSE, PEVERELL, PLYMOUTH PL2 3DN
Accommodation (Accommodation)

Part-obscured double-glazed door opens into the entrance hall.

ENTRANCE HALL 11'0" x 9'4" (3.35 x 2.84)

Turning staircase ascends to the first floor accommodation with understairs storage cupboard. Door leads to the separate wc.

DOWNSTAIRS WC

Low-level wc with boxed in cistern. Sink unit with cupboard beneath. Obscured double-glazed window to the side.

LOUNGE 13'8" x 12'9" (4.17 x 3.89)

Double-glazed window to the front. Living-flame gas fire set into a tiled fireplace and hearth. Access through to the dining area.

DINING ROOM 12'7" x 8'4" (3.84 x 2.54)

Sliding patio doors lead out to the lean-to conservatory.

CONSERVATORY

Door to the side. Pitched roof. Window to the rear over look the rear garden.

KITCHEN 10'4" x 8'4" (3.15 x 2.54)

Series of matching eye-level and base units with roll edge work surfaces and tile splash backs. Inset single-drainer sink unit with mixer tap. Built-in 4-ring gas hob with electric oven beneath and extractor above. Space for fridge/freezer. Space and plumbing for washing machine. Space for dishwasher. Double-glazed window to the rear and double-glazed door to the side.

FIRST FLOOR LANDING

Loft hatch. Cupboard housing the gas boiler.

BEDROOM ONE 11'10" x 11'5" to rear of wardrobe (3.61 x 3.48 to rear of wardrobe)

Double-glazed window to the front. Range of full-length wardrobes.

BEDROOM TWO 15'6" x 8'4" including vanity alcove (4.72 x 2.54 including vanity alcove)

Double-glazed window to the rear. Built-in storage area.

BEDROOM THREE 8'6" x 8'6" (2.59 x 2.59)

Double-glazed window to the front. Walk-in storage cupboard.

FAMILY BATHROOM 7'7" x 5'6" (2.31 x 1.68)

White modern suite including pedestal wash handbasin and low-level toilet. Panelled bath with twin hand-grips and shower unit and spray attachment above the bath. Fully-tiled walls. Obscured double-glazed window to the rear.

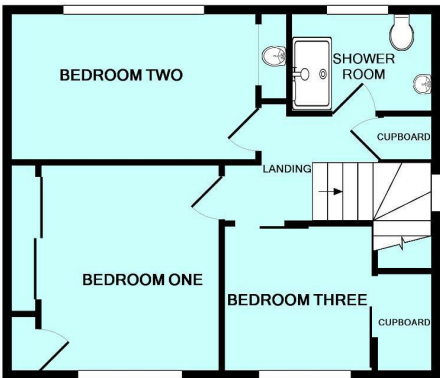
OUTSIDE

The mature garden has been laid to gravel with a number of mature shrubs and flower. A pathway extended down the side of the property and there is an outside store. The rear garden has been enclosed by timber fencing and has various gravelled areas with mature shrubs.

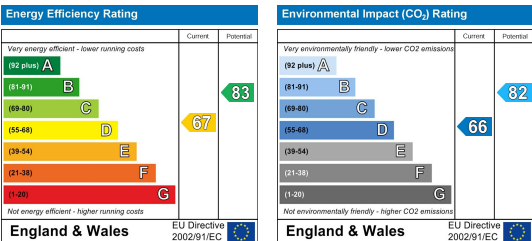
Area Map



Floor Plans



Energy Efficiency Graph



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