



## 254 Staddiscombe Road

Staddiscombe, Plymouth, PL9 9FE

**£1,250 PCM**



3 storey town house situated in a convenient location close to bus stop & local amenities. The accommodation comprises lounge/dining room, kitchen/breakfast room, 3 bedrooms, family bathroom plus master ensuite shower room. Garage & gardens. It is unfurnished and available from end of February 2026



STADDISCOMBE ROAD, STADDISCOMBE, PL9 9FE

ACCOMMODATION

Access to the property is gained via the entrance door opening into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation. Under-stairs storage cupboard. Please note that there used to be a toilet here.

KITCHEN/BREAKFAST ROOM 15'10" x 6'2" excl widest point (4.85 x 1.89 excl widest point)

Series of white matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel single drainer one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath. Space and plumbing for washing machine. Space for fridge-freezer. Suitable space and plumbing for dishwasher. Cupboard concealing the gas boiler.

LOUNGE 12'10" x 13'4" (3.93 x 4.07)

Double doors leading out onto the deck and garden area.

FIRST FLOOR LANDING

Window to the front elevation. Stairs rising to the second floor. Doors providing access to the first floor accommodation.

BEDROOM TWO 12'5" x 10'8" to wardrobe face (3.79 x 3.26 to wardrobe face)

Sash double-glazed window to the rear elevation. Range of full-length wardrobes along one wall providing useful storage and hanging space.

BATHROOM 6'9" x 6'3" (2.06 x 1.91)

White modern suite comprising a panel bath with a shower unit and spray attachment over and tiled area surround, a low level wc and a pedestal wash basin with mixer tap. Tiled floor.

BEDROOM THREE 11'0" x 6'3" (3.37 x 1.91)

Sash double-glazed window to the front elevation.

SECOND FLOOR

BEDROOM ONE 12'11" x 10'4" at a height of 4'11" (3.94 x 3.15 at a height of 1.5)

Sloping ceiling to the rear elevation. 2 Velux roof windows. Built-in storage cupboard. Open shelving and hanging rail providing useful storage area. Loft hatch. Door opening to the ensuite shower room.

ENSUITE SHOWER ROOM 9'3" x 4'9" at a height of 4'11" (2.83 x 1.46 at a height of 1.5)

Sloping ceiling to the front elevation. Obscured double-glazed window to the front elevation. White modern suite comprising a good-sized shower cubicle with folding shower screen doors and a shower unit with spray attachment, a low level toilet and a pedestal wash basin. Tiled floors.

OUTSIDE

To the rear of the property is a fenced enclosed garden. There is a decked area adjacent to the rear of the house leading to a lawn. A gate leads out onto a path and residents' parking area. The garage to this property is located at the end of the terrace.

COUNCIL TAX

Plymouth City Council  
Council tax band D

AGENT'S NOTE

Maintenance- £150 per annum

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.

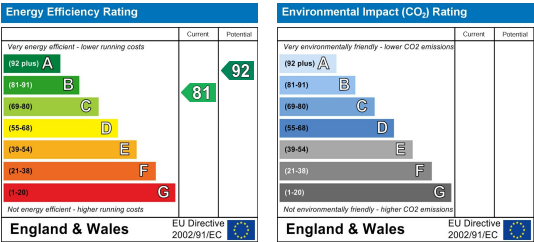
Area Map



Floor Plans



Energy Efficiency Graph



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