



## 59 Lower Saltram

Oreston, Plymouth, PL9 7PW

£760 PCM



Available for long-term let - semi-detached modern house with unfurnished accommodation comprising lounge, kitchen/dining room, downstairs wc, 2 double bedrooms & shower room. Paved rear garden. Double-glazing & gas central heating. Sorry, strictly no pets or smokers.



**59 LOWER SALTRAM, ORESTON, PLYMOUTH PL9 7PW**  
**Accommodation (Accommodation)**

Front door opens into the entrance hall.

**ENTRANCE HALL**

Consumer unit. Coved ceiling. Staircase ascends to the first floor. Doorway opens into the lounge.

**LOUNGE 15'8" x 10'3" (4.78 x 3.12)**

Fireplace with a marble-style inset and hearth, timber surround and fitted gas fire. Double-glazed window to the front elevation overlooking the green. Coved ceiling. Doorway opens into the kitchen/dining room.

**KITCHEN/DINING ROOM 13'9" x 9'11" (4.19 x 3.02)**

A spacious open plan room running the full width of the property. There are double-glazed doors to the rear which open onto the garden. Ample space for table and chairs. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel 1½ bowl single-drainer sink unit. Built-in oven and 4-burner gas hob with a cooker hood above. Space and plumbing for washing machine. Doorway providing access to the wc/cloakroom.

**WC/CLOAKROOM**

Fitted with a white wc and wash handbasin with a cabinet beneath and tiled splash-back. Extractor.

**FIRST FLOOR LANDING**

Provides access to the first floor accommodation.

**BEDROOM ONE 13'9" to rear of wardrobe x 10'0" (4.19 to rear of wardrobe x 3.05)**

Situated to the rear with double-glazed windows providing lovely views. Built-in wardrobes with sliding mirrored doors.

**BEDROOM TWO 13'10" x 11'5" max (4.22 x 3.48 max)**

Double-glazed window to the front elevation overlooking the green. Built-in wardrobe with sliding mirrored doors. Additional over-stairs cupboard with shelving. Loft access hatch.

**SHOWER ROOM 6'8" x 6'2" (2.03 x 1.88)**

Enclosed fully-tiled shower cubicle with a built-in chrome shower system and a curved glass screen, wc and pedestal wash handbasin with a tiled splash-back. Built-in airing cupboard with slatted shelving and fitted with an electric heater. Chrome ladder-style radiator/towel rail. Obscured double-glazed window.

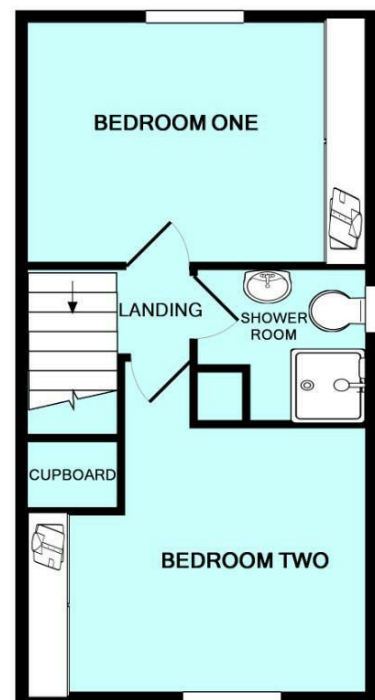
**OUTSIDE**

To the rear there is a paved garden with a shrub and flower border. Timber storage. Outside tap. Outside light. A pathway leads around the side of the property to a timber gate providing external access to the rear garden. Allocated parking space.

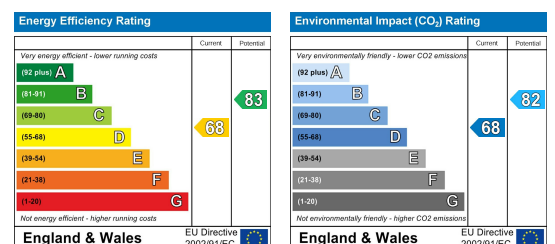
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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