



## 26 Walcot Close

Estover, Plymouth, PL6 8TG

£900 Per Calendar Month



Available from January 2025 is this purpose-built first floor flat. It is located in a popular Northern area of Plymouth & has accommodation briefly comprising a lounge/dining room, fitted kitchen, 2 bedrooms & bathroom. The property has double-glazing & gas central heating. Available unfurnished on a long-term basis.



## WALCOT CLOSE, ESTOVER, PL6 8TG

### ACCOMMODATION

Access to the property is gained via the obscured double-glazed entrance door leading into the entrance lobby, where stairs rise to the accommodation.

### LANDING

Double-glazed window to the side elevation. Doors providing access to the accommodation.

### LOUNGE/DINING ROOM 12'1" x 13'8" (3.70 x 4.18)

2 double-glazed windows to the front elevation. Laminate floor. Door leading into the kitchen.

### KITCHEN 7'11" x 6'11" incl kitchen units (2.43 x 2.13 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces. Inset single bowl, single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric double oven adjacent. Space and plumbing for washing machine. Space for a tumble dryer. Space for fridge-freezer. Double-glazed window to the front elevation.

Please note the washing machine in situ will be gifted to the tenant.

### BEDROOM ONE 14'10" x 9'1" (4.53 x 2.78)

Double-glazed window to the rear elevation.

### BEDROOM TWO 11'7" x 7'8" (3.55 x 2.35)

Built-in alcove with shelving and hanging rail. Double-glazed window to the rear elevation. Free-standing wardrobe which will be gifted to the tenant.

### BATHROOM 7'11" x 6'4" (2.43 x 1.94)

White suite comprising a 'P-shaped' bath with mixer tap, spray attachment and tiled area surround, pedestal wash basin with mixer tap and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

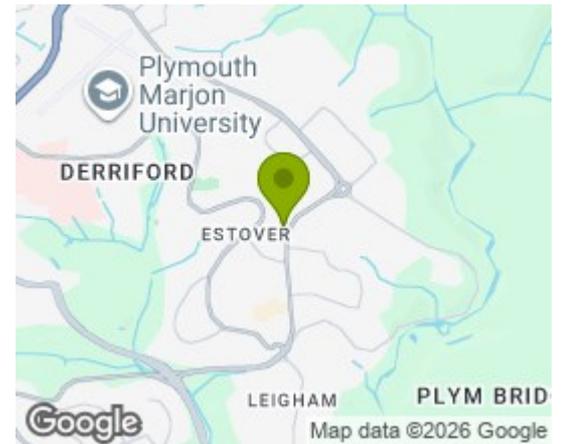
### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### 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.

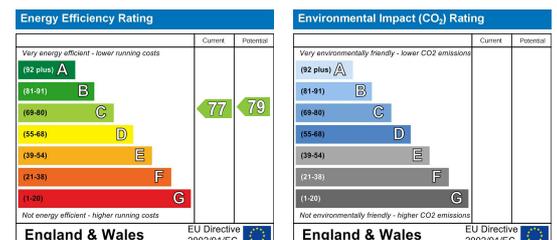
## Area Map



## Floor Plans



## Energy Efficiency Graph



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