



## 43 Church Road

Plymstock, Plymouth, PL9 9AP

**£795 PCM**



Character semi-detached cottage located in a very popular central, convenient part of Plymstock. The unfurnished accommodation briefly comprises a modern kitchen, lounge & rear conservatory with a workshop/store, 2 first floor bedrooms & shower room. Double-glazing & gas central heating. Private enclosed courtyard.





43 CHURCH ROAD, PLYMSTOCK, PLYMOUTH PL9 9AP

ACCOMMODATION

uPVC part-obscured double-glazed entrance door leading into the lounge.

LOUNGE 12'11" x 10'3" (3.94 x 3.13)

Leaded lattice-effect double-glazed window to the front. Feature cast-iron fire set with wooden mantel surround. Built-in storage cupboards to both alcoves - one housing the electric meter and consumer unit. Door leading into the kitchen.

KITCHEN 14'0" x 6'9" inc units (4.29 x 2.06 inc units)

White, modern suite including matching eye-level and base units, roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with single bowl and mixer tap. Free-standing electric cooker. Space for fridge/freezer. Plumbing for washing machine. Leaded double-glazed window to the rear. Part double-glazed door leading to the rear conservatory. Turning staircase rising to the first floor with under-stairs storage cupboard.

CONSERVATORY 9'2" x 6'6" (2.80 x 1.99)

Mono-pitched polycarbonate roof with double-glazed windows to the side and rear. Double doors lead out onto the courtyard. Wall lights. Power points. Wood panelling to 3 walls. Door leading into the store/workshop.

WORKSHOP

Light. Work surface. Storage area beneath.

FIRST FLOOR LANDING

Window to the rear. Built-in storage cupboard with slatted shelving.

BEDROOM ONE 13'0" x 8'0" (3.97 x 2.44)

Leaded lattice double-glazed window to the front. Built-in storage cupboard.

SHOWER ROOM 7'10" x 4'0" (2.39 x 1.23)

White suite comprising shower cubicle with sliding door and shower unit with spray attachment, pedestal wash handbasin and low-level wc. Built-in extractor fan. Tiling to all walls.

BEDROOM TWO 8'1" x 5'3" (2.48 x 1.61)

Leaded double-glazed window to the rear.

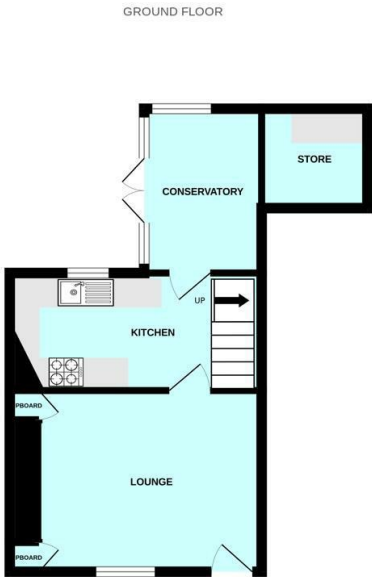
OUTSIDE

To the rear of the property there is a walled, enclosed courtyard with an area laid to paving. A side gate gives access onto the side road.

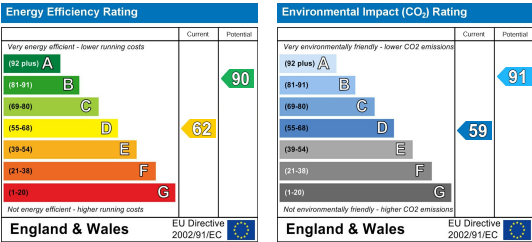
Area Map



Floor Plans



Energy Efficiency Graph



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