



## 43 Ashford Hill

Mutley, Plymouth, PL4 7AU

**£750 Per Calendar Month**



Available from July 2026 is this ground floor flat in a tucked away position within the heart of Plymouth. The accommodation briefly comprises a lounge, good-sized kitchen, bedroom & bathroom. There is off-road parking. Double-glazing & gas central heating.



## ASHFORD HILL, PLYMOUTH, PL4 7AU

### ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the kitchen.

### KITCHEN 18'0" x 6'7" incl kitchen units (5.50 x 2.03 incl kitchen units)

Series of work surfaces with base units. Inset single bowl, single drainer sink unit. Space for an electric cooker. Space for fridge-freezer. Space for washing machine. Wall-mounted gas boiler. Double-glazed window to the front elevation. Doorway opening to the lounge.

### LOUNGE 11'5" x 8'10" (3.50 x 2.71)

Double-glazed window to the side elevation.

### BEDROOM 11'1" x 8'9" (3.38 x 2.68)

Double-glazed window to the front elevation. Doorway leading to the bathroom.

### BATHROOM 9'4" x 9'5" (2.86 x 2.89)

White suite comprising a bath with a mixer tap, spray attachment, shower screen and curtain, sink unit and a low level toilet. Built-in extractor.

### OUTSIDE

Gravelled area to the front of the property with a washing line. Steps lead up to the parking space.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

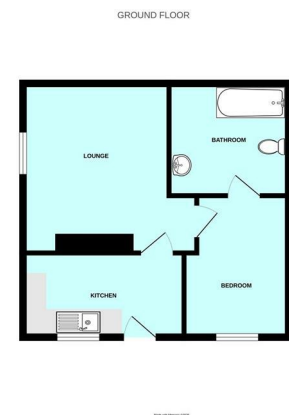
### Rental holding deposit

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.

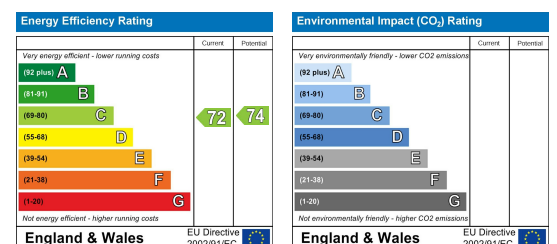
## Area Map



## Floor Plans



## Energy Efficiency Graph



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