



11B Westfield Avenue

Hooe, Plymouth, PL9 9PE

£1,900 Per Calendar Month



Available now is this superbly-presented executive-style detached house with unfurnished accommodation briefly comprising an entrance porch & inner hallway with downstairs cloakroom/wc, beautiful open-plan living room & kitchen to the rear with bi-folding doors opening onto the garden & a separate utility. On the first floor a landing provides access to 4 bedrooms, family bathroom & ensuite shower room to bedroom one. Gravel driveway providing plentiful off-road parking. Double-glazing, central heating & solar panels with battery storage.



11B WESTFIELD AVENUE, HOOE, PL9 9PE

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 7'2 x 7'1 (2.18m x 2.16m)

Window to the front elevation. Inset ceiling spotlights. Doorway opening to the hallway.

HALLWAY 10'7 x 11'1 (3.23m x 3.38m)

Providing access to the first floor via a staircase. Open-plan access through into the living space. Under-stairs cupboard with lighting housing the solar panel inverter together with the battery.

DOWNSTAIRS CLOAKROOM/WC 6'8 x 3'3 (2.03m x 0.99m)

Fitted with a wc and basin with a cabinet beneath. Towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OPEN-PLAN LIVING ROOM & KITCHEN 29'10 x 23'5 (9.09m x 7.14m)

A superb open-plan room with ample space for seating and dining. The room is dual aspect with a windows to the front and rear elevations together with bi-folding doors overlooking the westerly-facing garden. Modern kitchen cabinets with matching island, matching work surfaces and splash-backs. Inset one-&a-half bowl single drainer sink unit. Built-in double oven and grill. Inset hob with a glass splash-back and a cooker hood above. Integral fridge, freezer, and dishwasher. Bin storage. Inset ceiling spotlights.

UTILITY ROOM 6'10 x 2'7 (2.08m x 0.79m)

Space for washing machine. Wall-mounted boiler. 2 work surfaces. Inset ceiling spotlights.

FIRST FLOOR LANDING 11'4 x 5'4 (3.45m x 1.63m)

Providing access to the first floor accommodation. Loft hatch with fold-down wooden ladder. Window to the front elevation.

BEDROOM ONE 13'8 x 12' (4.17m x 3.66m)

A generous double bedroom with a window to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'4 x 4'6 (2.84m x 1.37m)

Comprising an enclosed double shower, wc and basin with storage beneath. Mirrored cabinet with lighting. Towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO 12'5 x 11'10 (3.78m x 3.61m)

Window to the front elevation.

BEDROOM THREE 10'7 x 10'3 (3.23m x 3.12m)

Window to the rear elevation.

BEDROOM FOUR 9'6 x 7'1 (2.90m x 2.16m)

Window to the front elevation.

FAMILY BATHROOM 7'3 x 6'8 (2.21m x 2.03m)

Comprising a bath with a shower system and a glass shower screen, large basin with storage beneath and wc. Wall-mounted towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

OUTSIDE

A gravel driveway/parking area to the front provides ample off-road parking. To the rear, the garden is laid to lawn together with a patio area.

COUNCIL TAX

Plymouth City Council
Council tax band B

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.

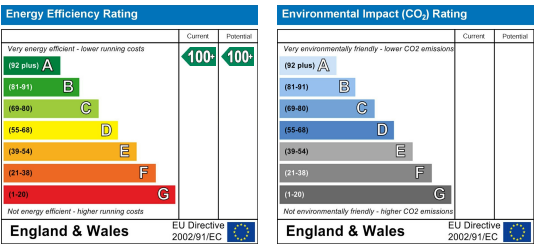
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.