



## 79 Kitter Drive

Staddiscombe, Plymouth, PL9 9UH

**£825 Per Calendar Month**



VIEWING DAY NOW FULLY BOOKED Modern refurbished property offering unfurnished accommodation for long-term rental comprising modern fitted kitchen, lounge/dining room, 2 bedrooms & modern bathroom. Enclosed rear garden. Allocated parking space. Double-glazing & gas central heating. Available from November 2023



79 KITTER DRIVE, STADDISCOMBE, PLYMOUTH PL9 9UH

### ACCOMMODATION

Part-obscured double-glazed uPVC door leading into the entrance lobby area.

### ENTRANCE LOBBY

Cupboard housing the electric and gas meters. Open access into the lounge/dining room.

### LOUNGE/DINING ROOM 24'8" reducing to 13'1" x 11'9" (7.54 reducing to 4m x 3.60m )

Wood-effect laminate floor which extends throughout the ground floor. Open tread staircase rising to the first floor accommodation. Patio doors leading to the rear steps and onto the garden. Archway leading into the kitchen area.

### KITCHEN 11'6" x 5'10" (3.52 x 1.80)

Fitted with a range of matching white eye-level and base units with roll-edged work surfaces. Inset single-drainer sink unit with mixer tap. Space for electric cooker. Space for washing machine. Space for under-counter refrigerator and/or freezer. Cupboard concealing the boiler. Double-glazed window to the front.

### FIRST FLOOR LANDING

Loft hatch. Door to bedroom one.

### BEDROOM ONE 11'9" x 9'0" (3.60 x 2.75)

Double-glazed window to the rear with lovely open outlook over the local district and views toward Plymouth Sound, Cornwall and north Plymouth in the distance.

### BATHROOM 6'4" x 5'6" (1.94 x 1.70)

White modern suite comprising bath with mixer tap, shower unit and spray attachment over, pedestal wash handbasin and low-level wc. Built-in extractor fan.

### BEDROOM TWO 11'9" x 9'0" (3.60 x 2.75)

2 double-glazed windows to the front. Built-in cupboard housing the hot water cylinder.

### OUTSIDE

To the front of the property there is a sloped area of garden laid to lawn. The rear garden is enclosed by fencing with steps leading to a paved area, in turn leading to 2 further lawned areas. The parking space is located adjacent to number 77.

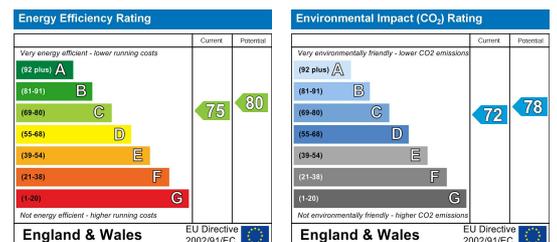
### Area Map



### Floor Plans



### Energy Efficiency Graph



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