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Meadow View Cottage

Spriddlestone, Plymouth, PL9 0DW

£2,300 Per Calendar Month

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Available now is this stunning detached residence located in a wonderful rural location, convenient to Plymouth as well as the coast. The property is set within private grounds & enjoys ample off-road parking & a wonderful rural setting & views. The accommodation briefly comprises 3 bedrooms, one of which is on the ground floor, all with ensuite facilities, separate wc & a lovely open-plan living/dining/kitchen area.







MEADOW VIEW COTTAGE, SPRIDDLESTONE, PL9 0DW

ACCOMMODATION
The property is approached by the double gates leading to the gravelled drive and pathway. The pathway extends down to the front. There are 2 doors leading into the property, via the front veranda. The main entrance door opens into a lobby area.

LOBBY AREA
Cloak rack. Consumer unit. Glazed door leading into the open-plan living/dining/kitchen area.

LIVING/DINING/KITCHEN 36'4" x 14'11" (11.08 x 4.57)
Within the living area a turning staircase ascends to the first floor accommodation. There is a media wall with a recess for TV. Feature 'Living Flame' gas fire. Underfloor heating beneath the washboard finished laminate flooring. Within the kitchen/dining area a set of double doors and windows look out and return to the front. Large built-in cupboard housing the boiler and pressurised hot water cylinder. The kitchen is a bespoke fitted kitchen and has a free-standing electric and gas range cooker. Built-in microwave. Integrated fridge and freezer. Larger-style corner unit with a range of pull-out doors. Integrated dishwasher. Range of matching units with glass display units and open-plate rack. Series of white granite work-tops with matching island/breakfast bar unit. Adjacent to the stairs is the separate wc.

SEPARATE WC 5'8" x 2'9" (1.75 x 0.84)
Sink unit with mixer tap and low level toilet. Built-in extractor fan.

BEDROOM TWO 10'7". x 11'3" (3.24. x 3.43)
Double-glazed window to the front elevation. Under-floor heating. Sliding door opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'5" x 5'6" (2.28 x 1.70)
A beautiful contemporary suite comprising a walk-in double-sized shower with shower unit with a spray attachment and a sliding shower screen door, low level toilet with a boxed-on cistern and large sink unit with vanity drawer beneath and mixer tap. Vertical towel rail/radiator. Tiled floor.

FIRST FLOOR LANDING
Stairs lead to a landing area with a Velux-style window set within the sloping roof space to the rear elevation. Door leading to bedroom three.

BEDROOM THREE 10'9" x 6'11" at a height of 4'11" (3.28 x 2.11 at a height of 1.5)
Velux double-glazed window set within the sloping ceiling set on the front elevation. Continuation of the washboard-style laminate flooring. Sliding door opening into the ensuite bathroom.

ENSUITE BATHROOM 7'4" x 3'11" taken at a height of 4'11" (2.24 x 1.21 taken at a height of 1.5)
Contemporary modern suite comprising a bath with tiled area surround, centrally-positioned taps and spray attachment, sink unit with a mixer tap and a vanity unit beneath and a mirror above and a low level toilet. Sloping ceiling to the rear elevation with a Velux-style double-glazed window to the rear.

BEDROOM ONE 19'5" x 11'7" at a height of 4'11" (5.93 x 3.54 at a height of 1.5)
A wonderful main master suite with sloping ceilings to both the front and rear elevations. Built-in dwarf cupboards to either side of the bed. Continuation of the washboard laminate flooring. Doorway leading into the walk-in wardrobe.

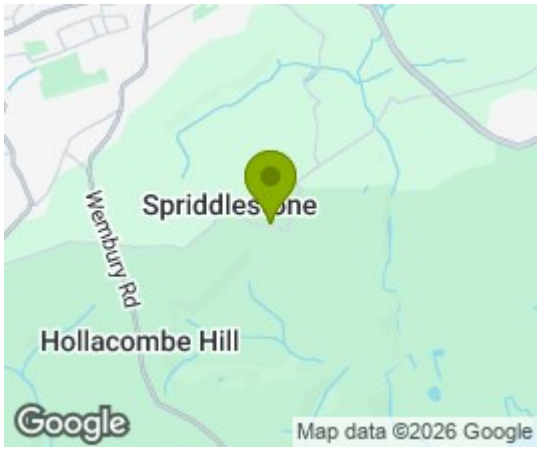
WALK-IN WARDROBE 8'1" x 5'8" (2.48 x 1.75)
2 sets of hanging rails. Storage shelving.

ENSUITE BATHROOM 11'6" x 7'2" at a height of 4'11" (3.53 x 2.19 at a height of 1.5)
Comprising a free-standing bath with mixer tap, walk-in shower with sliding door, shower unit and spray attachment, low level toilet and sink unit with vanity cupboard beneath and mirror above. Vertical towel rail/radiator. Sloping ceilings to both elevations. Velux-style double-glazed window to the rear elevation.

OUTSIDE/GROUNDS
The property is set within a private plot and is accessed via double gates. The gates open onto a gravelled area which is also the driveway and extends down to the end of the garden. Adjacent to this at the front of the property is a raised sitting area with arbour and planted flower beds. A path and steps lead down to the front entrance. Adjacent to the parking area is the concealed LPG gas tank. To the rear there is a decked sitting area and a walk-way leads to a fire pit with a lawned area of garden surrounding it which is enclosed by timber fencing. There is a panoramic open view across the local fields and countryside.

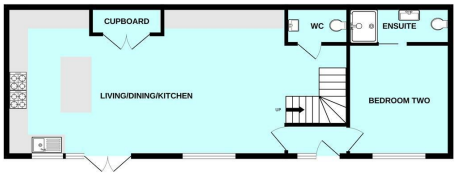
Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map

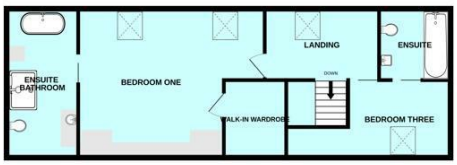


Floor Plans

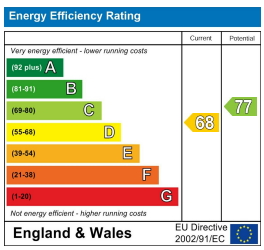
GROUND FLOOR

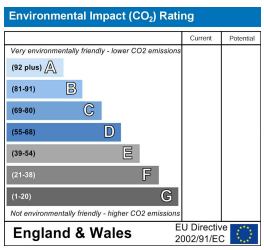


1ST FLOOR



Energy Efficiency Graph





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