Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

85 Kitter Drive

Staddiscombe, Plymouth, PL9 9UH

£950 PCM

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Available from March 2025, unfurnished accommodation comprising modern fitted kitchen & adjoining conservatory, lounge, 2 bedrooms & modern shower room. Off-road parking & low-maintenance rear garden. Double-glazing & gas central heating.

85 KITTER DRIVE, STADDISCOMBE, PLYMOUTH PL9 9UH
Accommodation (Accommodation)
uPVC part double-glazed door leading into the entrance vestibule.

ENTRANCE VESTIBULE
Cupboard housing the electric and gas meters. Archway leading into the lounge.

LOUNGE 15'10" x 11'10" (4.83 x 3.61)
uPVC double-glazed window to the front elevation. Staircase rising to the first floor. Under-stairs storage cupboard. Door leading into the kitchen.

KITCHEN 11'10" x 8'10" including units (3.61 x 2.69 including units)
Series of matching eye-level and base units with roll-edged work surfaces and matching splash-backs. Built-in appliances include a 4-ring gas hob, adjacent electric oven and microwave. Space and plumbing for washing machine. Built-in fridge and freezer. Archway leading into the conservatory.

CONSERVATORY 9'3" x 9'2" (2.82 x 2.79)
Pitched poly-carbonate roof. uPVC double-glazed windows to 3 elevations. Double doors leading onto the rear garden.

FIRST FLOOR LANDING
Loft hatch. Door to bedroom one.

BEDROOM ONE 11'10" x 8'10" (3.61 x 2.69 (3.62 x 2.70))
uPVC double-glazed window to the rear elevation with views across the district towards Plymouth Sound.

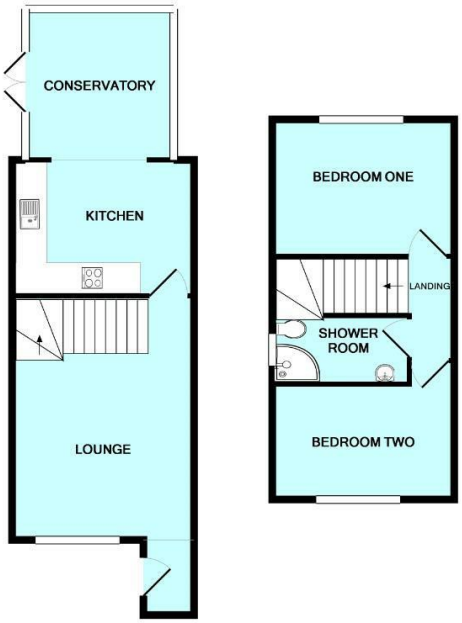
SHOWER ROOM 8'9" x 4'6" (2.67 x 1.37 (2.68 x 1.38))
White modern suite comprising corner shower unit with sliding shower screen doors and shower unit with spray attachment, pedestal wash handbasin and low-level wc. Fully-tiled walls. Vertical towel rail/radiator. Cupboard housing the gas boiler. uPVC obscured double-glazed window to the side elevation.

BEDROOM TWO 11'10" x 7'5" (11'11" x 7'6") (3.61 x 2.26 (3.62 x 2.28))
uPVC double-glazed window to the front elevation.

OUTSIDE
To the side of the property there is off-road parking with a gate giving access to the enclosed garden. The garden is enclosed by timber fencing and has been laid to paving - which is ideal for low-maintenance - and offers a westerly aspect.

Area Map

Floor Plans



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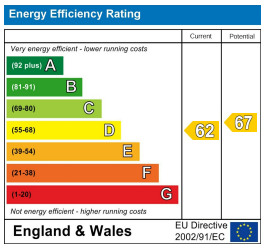
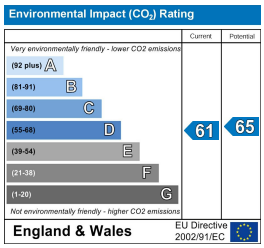
Energy Efficiency Graph





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