



48 Battershall Close

Staddiscombe, Plymouth, PL9 9UU

£795 Per Calendar Month



Available from end of May/early June 2024 is this lovely refurbished purpose-built ground floor garden flat. The accommodation briefly comprises a lounge/dining room, modern fitted kitchen, 1 double bedroom with wardrobe & new modern shower room. Double-glazing & electric heating. Enclosed private rear garden.



BATTERSHALL CLOSE, STADDISCOMBE, PL9 9UU

ACCOMMODATION

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

ENTRANCE PORCH

Inner door leading into the lounge/dining room.

LOUNGE AREA 10'9" x 10'3" (3.29 x 3.14)

Wall-mounted electric heater. Double-glazed window to the front elevation.

DINING AREA 8'10" x 6'4" (2.71 x 1.95)

Under-stairs storage cupboard. Wall-mounted electric heater. Doorway leading into the inner lobby.

INNER LOBBY

Built-in cupboard with shelving and housing the hot water cylinder. Doorway leading to the bedroom.

BEDROOM 8'11" x 10'9" to wardrobe face (2.72 x 3.28 to wardrobe face)

Built-in wardrobes to one wall. Wall-mounted electric heater. Double-glazed window to the rear elevation overlooking the garden.

SHOWER ROOM 6'2" x 5'4" (1.88 x 1.64)

Comprising a walk-in shower cubicle with shower unit and spray attachment, sink unit with mixer tap and a cupboard beneath and a low level toilet. Wall-mounted electric heater.

KITCHEN 9'10" x 5'6" incl kitchen units (3 x 1.70 incl kitchen units)

Series of matching eye-level and base units with work surfaces. Inset single drainer sink unit with mixer tap. Built-in 4-ring induction hob with an electric oven beneath. Space and plumbing for washing machine. Space for under-counter fridge. Double-glazed window. Part double-glazed door leading out to the rear garden.

OUTSIDE

To the rear of the property is a level enclosed fenced garden area which is paved.

COUNCIL TAX

Plymouth City Council
Council tax band B

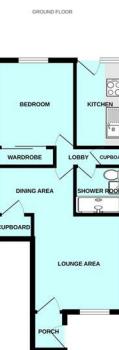
Rental holding deposit

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.

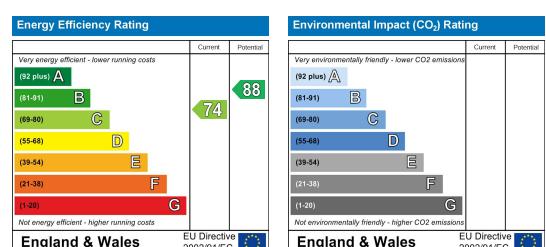
Area Map



Floor Plans



Energy Efficiency Graph



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