



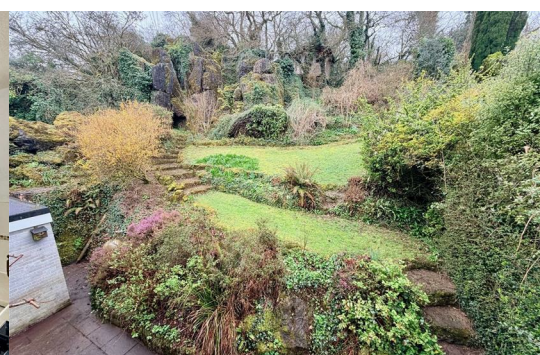
11 Hillside Drive

Yealmpton, Plymouth, PL8 2NT

£1,500 Per Calendar Month



Available from April 2026 is this detached family property located in the popular village of Yealmpton. The property is available unfurnished and has accommodation comprising a good-sized lounge, separate dining room, fitted kitchen, downstairs cloakroom/wc, 4 bedrooms, all of which are a good-size and a family bathroom. Garage, carport & off-road parking. Great-sized terraced garden with mature planting and a wooded area at the top of the garden adjacent to the Tor.



HILLSIDE DRIVE, BRIXTON TORR, PL8 2NT

ACCOMMODATION

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

ENTRANCE HALL

Providing access to the accommodation. Storage cupboard. Stairs rising to the first floor.

DOWNSTAIRS CLOAKROOM/WC 7'3" x 2'8" (2.21 x 0.82)

Fitted with a low level toilet and a sink unit with a cupboard beneath.

KITCHEN 11'4" x 11'0" incl kitchen units (3.46 x 3.37 incl kitchen units)

Matching eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with a mixer tap. 4-ring gas hob with an electric oven beneath. Space for washing machine. Tiled floor. Doorway leading into the dining room.

LOUNGE 22'4" x 11'5" (6.83 x 3.50)

A lovely dual aspect room with a double-glazed window to the front elevation and sliding patio doors. Feature fireplace. Double doors leading into the dining room.

DINING ROOM 14'4" x 8'10" (4.39 x 2.71)

Double-glazed window to the rear elevation. Door returning to the kitchen.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 13'1" x 11'4" (4.01 x 3.46)

Double-glazed window to the front elevation with a lovely outlook over local rooftops towards the village and a full-length window to the side elevation. Fitted wardrobe.

BEDROOM TWO 11'8" x 10'5" excl door recess (3.56 x 3.18 excl door recess)

Double-glazed window to the front elevation with a lovely outlook over local rooftops towards the village.

BEDROOM THREE 9'2" x 8'8" (2.81 x 2.66)

Double-glazed window to the rear elevation. Fitted wardrobe. Recess with a built-in desk and shelf.

BEDROOM FOUR 10'5" x 7'2" (3.19 x 2.20)

Double-glazed window to the rear elevation overlooking the garden. Built-in cupboard housing the boiler.

BATHROOM 6'10" x 5'5" (2.09 x 1.66)

Comprising a panel bath with a tiled area surround, shower unit with spray attachment and a mixer tap, sink unit with mixer and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the front of the property there is an open-plan lawned and planted area. There is access down the side leading through to the rear garden. The rear garden is arranged as a series of natural terraces, which have been lawned and intermingled with bushes, trees and ground covering plants. Steps rise to the top of the garden, which in turn leads to a limestone tor and a natural wooded area. At the side of the property, is the garage and carport together with additional parking.

COUNCIL TAX

South Hams District Council
Council tax band E

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.

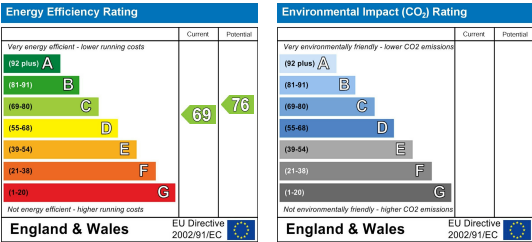
Area Map



Floor Plans



Energy Efficiency Graph



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