



## 120 Old Laira Road

Laira, Plymouth, PL3 6AD

**£1,000 Per Calendar Month**



Lovely modern 2-bedroom semi-detached property with accommodation comprising an entrance hall, modern fitted kitchen & lounge/dining on the ground floor whilst on the first floor are 2 bedrooms & a modern bathroom. To the rear of the property is a gravelled & lawned rear garden with a gate leading out to a parking area, where there are 2 allocated parking spaces. One space is adjacent to the rear of the property. Double-glazing & central heating. It is available now on an unfurnished basis.



OLD LAIRA ROAD, LAIRA, PL3 6AD

ACCOMMODATION

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

ENTRANCE HALL 7'10" x 4'6" (2.39 x 1.38)

Archway leading into the kitchen.

KITCHEN 8'9" x 7'9" incl kitchen units (2.67 x 2.38 incl kitchen units)

Series of matching high gloss eye-level and base units with blackened rolled-edge work surfaces and matching splash-backs. Inset stainless-steel single drainer single bowl sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath and extractor hood above. Space and plumbing for washing machine. Space for fridge-freezer. Wall-mounted gas boiler. Double-glazed window to the front elevation.

LOUNGE/DINING ROOM 13'7" x 13'5" (4.15 x 4.09)

Turning staircase rising to the first floor. uPVC double-glazed double doors providing a pleasant outlook and access out onto the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Double-glazed window to the side elevation.

BEDROOM ONE 10'0" x 9'5" excl fitted wardrobe (3.07 x 2.88 excl fitted wardrobe)

Double-glazed window to the rear elevation. Mirror-fronted recessed full-length wardrobe.

BEDROOM TWO 11'9" x 6'10" (3.60 x 2.10)

Double-glazed window to the front elevation.

BATHROOM 8'0" x 6'4" (2.46 x 1.95)

Lovely modern white suite comprising a panel bath with mixer tap, shower screen and shower unit with spray attachment with a rainfall shower head over, sink unit with a mixer tap and a cupboard beneath and a low level toilet. Built-in extractor. Obscured double-glazed window to the front elevation.

OUTSIDE

To the front of the property there is an open-plan small lawned area. To the rear there is a fenced enclosed garden with 2 timber sheds, gravelled area adjacent to the rear of the property and a further lawned section. A rear gate leads to one parking space. The second parking space is located adjacent to this.

COUNCIL TAX

Plymouth City Council  
Council tax band B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

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Rental holding deposit

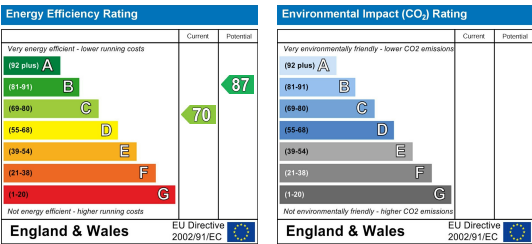
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.