



## 57 Canefields Avenue

, Plymouth, PL7 1XH

**£1,295 Per Month**



A stunning semi-detached house, which has been completely refurbished with accommodation comprising an entrance porch, lounge/dining room, kitchen, 2 double bedrooms and a shower room. Available from September 2026 on an unfurnished basis.



CANEFIELDS AVENUE, PLYMPTON, PL7 1XH

ACCOMMODATION

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

ENTRANCE PORCH 5'0" x 3'10" (1.53 x 1.18)

Door leading into the lounge/dining room.

LOUNGE/DINING ROOM 17'5" x 12'11" (5.31 x 3.95)

Feature electric fire. Double-glazed window to the front elevation. Turning staircase rising to the first floor. Doorway leading into the kitchen.

KITCHEN 12'10" x 8'11" (3.93 x 2.74)

Contemporary modern kitchen with matching eye-level and base units. Built-in 4-ring electric hob with an electric oven beneath. Inset single drainer sink unit. Space for washing machine. Space for a fridge-freezer. Double-glazed window to the rear. Double-glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 12'11" x 9'0" (3.94 x 2.75)

Double-glazed window to the rear elevation.

BEDROOM TWO 12'11" x 9'8" (3.94 x 2.96)

Double-glazed window to the front elevation.

SHOWER ROOM 8'0" x 4'9" (2.46 x 1.45)

Modern suite comprising a walk-in shower, sink unit and low level wc. Vertical towel rail/radiator. Obscured glazed window to the side elevation.

OUTSIDE

At the front of the property there is a tarmac driveway providing off-road parking for a number of vehicles. A side gate provides access through to the rear garden. To the rear, there is a paved sitting area, which in turn leads to a planted and lawned section of garden. A timber shed is located at the end of the garden.

COUNCIL TAX

Plymouth City Council  
Council tax band B

Rental holding deposit

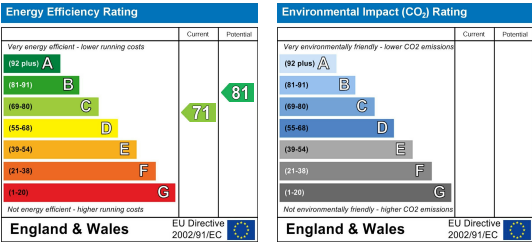
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



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