



## 93 Furzehatt Road

Plymstock, Plymouth, PL9 9JS

£925 PCM



Available beginning April 2020 - older-style semi-detached house in central Plymstock with unfurnished accommodation comprising fitted kitchen, 2 reception rooms, conservatory, storage/hobbies room, ground floor shower room, 3 bedrooms & 1st floor bathroom. Enclosed garden. Garage & shared drive. No smoking



## 93 FURZEHATT ROAD, PLYMSTOCK, PLYMOUTH PL9 9JS

### Accommodation (Accommodation)

uPVC part double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Turning staircase rising to the first floor accommodation with under-stairs storage cupboard. Wooden floor.

### LOUNGE 14'0" x 13'3" (4.27 x 4.04)

Double-glazed window to the front. Exposed timber floor. Inset 'Living Flame' gas fire set onto a slate fireplace.

### BEDROOM THREE 12'11" into the bay x 12'4" (13'0" x 12'5") (3.94 into the bay x 3.76 (3.95 x 3.78))

Double-glazed bay window to the front. Wood-effect laminate floor.

### DINING ROOM 11'5" x 13'3" (3.48 x 4.04 (3.50 x 4.05))

Double-glazed window. Double-glazed door leading to the rear conservatory. Gas fire set onto a slate fireplace.

### CONSERVATORY 11'1" x 9'5" (11'2" x 9'6") (3.38 x 2.87 (3.40 x 2.89))

Pitched roof. Laminate floor. Full-length double-glazed windows. Double doors leading out onto the rear deck. Inset spotlighting.

### GROUND FLOOR SHOWER ROOM 7'11" x 6'8" at its widest points (2.41 x 2.03 at its widest points (2.42 x 2.05))

White modern suite comprising a corner quadrant-style shower unit with curved shower screen door, shower unit with spray attachment, twin sink units with vanity work space and storage unit beneath and low-level toilet. Double-glazed window to the side. Tiled floor.

### KITCHEN 12'6" x 7'3" (3.81 x 2.21 (3.82 x 2.23))

Matching eye-level and base units, roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit. Built-in 4-ring gas hob. Integral dishwasher. Built-in electric double oven. Space and plumbing for washing machine. Cupboard housing the gas boiler. Double-glazed window to the rear. Double-glazed door providing access to the rear porch.

### REAR PORCH 14'0" x 3'2" (14'1" x 3'3") (4.27 x 0.97 (4.28 x 0.99))

Pitched polycarbonate roof. Double-glazed windows to 3 elevations. Door leading out onto the rear deck. Tiled floor. Power point.

### FIRST FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE 20'3" x 10'5" (6.17 x 3.18 (6.18 x 3.19))

Dual aspect bedroom with double-glazed windows to the front and rear and views towards Plymouth with Dartmoor in the distance. 2 built-in wardrobes. Open hanging rail and shelving.

### BEDROOM TWO 11'1" x 3'8" (3.38 x 1.12)

An 'L'-shaped room which measures 3.40m x 1.12m x 2.215m x 2.09m. Sloping ceiling to 2 elevations. Double-glazed window to the front.

### BATHROOM 9'10" x 7'3" (9'11" x 7'4") (3.00 x 2.21 (3.01 x 2.23))

White suite comprising free-standing bath, sink unit and low-level toilet. Loft hatch. Velux-style double-glazed window to the sloped ceiling on the rear elevation. Dwarf door leading into the Hobbies/Storage area.

### HOBBIES/STORAGE AREA 14'11" x 7'5" (15'0" x 7'6") (4.55 x 2.26 (4.57 x 2.28))

Double-glazed Velux-style roof window to the side elevation.

### OUTSIDE

To the front of the property is a shared driveway with access leading up to the side of the property and main entrance, in turn opening to a parking area. There is also an area of garden to the front which has been laid to lawn, bordered by mature shrubs. A side door leads to the enclosed south-facing rear garden which is laid to lawn incorporating an area of decking, mature trees and shrubs.

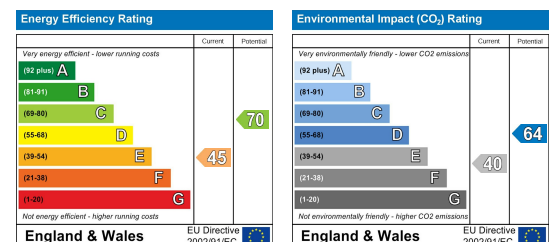
## Area Map



## Floor Plans



## Energy Efficiency Graph



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