



22 Piper Street

Derriford, Plymouth, PL6 8DS

£1,650 Per Month



A fantastic three storey town house which is available from April 2024. It has unfurnished accommodation over three levels.

There are four bedrooms, with master ensuite and family bathroom. Lounge, dining area and kitchen/breakfast room.

Lovely gardens and parking.



PIPER STREET, DERRIFORD, PLYMOUTH, PL6 8DS

ACCOMMODATION

A 3 storey modern built town house by Cavanna Homes circa. 2016. The owners have extensively upgraded and improved the property with lots of extra features. A well presented and comfortably appointed home. Having the benefit of gas fired central heating and double glazing and with privately owned solar panels which heat the hot water system.

LOCATION

Found in this modern estate of Derriford just near Plymouth Hospital with St Mark and St John close by and within easy striking distance of Derriford Business Park. The position convenient for access into the city and nearby connection to major routes in other directions.

GROUND FLOOR

STORM PORCH

Door into:

ENTRANCE LOBBY 4'8" x 4'7" (1.42m x 1.40m)

Door to:

DINING ROOM/HALL 10'11" x 7'2" (3.33m x 2.18m)

Staircase rises to the first floor.

CLOAKROOM 7'7" x 4'8" (2.31m x 1.42m)

WC and wash hand basin.

KITCHEN/BREAKFAST ROOM/SITTING AREA 16'4" x 15'10" overall (4.98m x 4.83m overall)

A modern fitted kitchen with an excellent range of cupboard and drawer storage with integrated appliances, as new 'Hotpoint' automatic washing machine, three double burner hobs the central one being an induction hob with two circular extractor hoods over, three ovens and microwave. 'Ideal Logic' gas boiler servicing central heating and domestic hot water.

FIRST FLOOR

LANDING

LOUNGE 15'11" x 10'0" (4.85m x 3.05m)

Two windows overlook the rear.

BEDROOM TWO 15'2" x 8'2" max (4.62m x 2.49m max)

Window to the front.

BEDROOM FOUR 7'11" x 7'5" (2.41m x 2.26m)

Window to the front.

BATHROOM

Bath, wc and wash hand basin.

SECOND FLOOR

LANDING

MASTER BEDROOM 17'6" x 15'11" overall (5.33m x 4.85m overall)

Light and airy with bay window and further window to the front. Built-in wardrobe. A walk through dressing room into:

EN-SUITE SHOWER ROOM

Shower, wc and wash hand basin.

BEDROOM THREE 10'0" x 7'9" (3.05m x 2.36m)

Window to the rear.

OUTSIDE

A small area of frontage. Side access gate with wide pathway leading through to the rear. A generous size level back garden with wide paved patio and lawn beyond. Enclosed by timber overlap fencing.

AGENTS NOTE

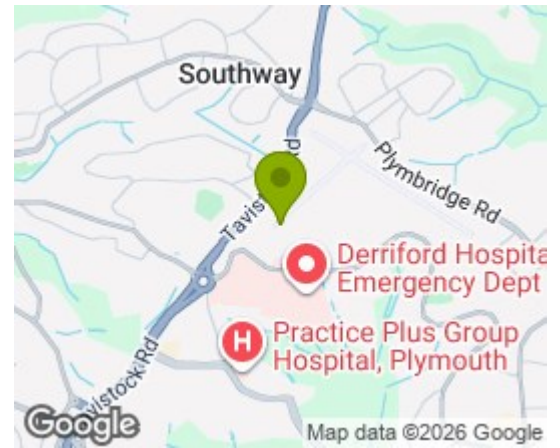
TENURE: Freehold

COUNCIL TAX BAND: D

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.

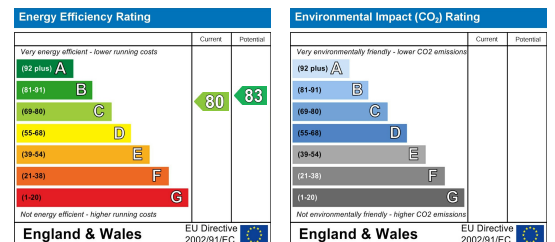
Area Map



Floor Plans



Energy Efficiency Graph



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