



## 11 Buddle Close

Staddiscombe, Plymouth, PL9 9UX

**£1,100 Per Calendar Month**



VIEWING DAY NOW FULLY BOOKED. Mid-terraced modern home with views towards Plymouth with unfurnished accommodation briefly comprising an entrance hall, lounge leading to an open-plan kitchen/dining room which in turn leads to the rear garden. On the first floor there are 3 bedrooms & bathroom. Double-glazing & central heating. Front & rear gardens. Parking. Available now.





BUDDLE CLOSE, STADDISCOMBE, PLYMOUTH PL9 9UX

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Overhead consumer unit. Cupboard housing the electric and gas meters. Doorway leading into the lounge.

LOUNGE 13'7 x 10'6 (4.14m x 3.20m)

Window with fitted blind to the front elevation. Mock fireplace. Staircase ascending to the first floor with an open plan area beneath.

KITCHEN/DINER 13'7 x 10'6 (4.14m x 3.20m)

An open-plan room providing ample space for dining table and chairs. Base and wall-mounted cabinets with matching fascias and work surfaces. Built-in oven. 4-burner gas hob with a cooker hood above. Single-drainer one-&a-half bowl sink unit. Space for washing machine. Space for dishwasher. Wall-mounted Worcester gas boiler concealed by a matching cabinet. French doors overlook the garden and provide access to outside. Additional window with a fitted blind to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with fitted loft ladder.

BEDROOM ONE 13'6 x 8'7 (4.11m x 2.62m)

Window with fitted blind to the front elevation. Over-stairs cupboard with shelving

BEDROOM TWO 9'6 x 5'11 (2.90m x 1.80m)

Window to the rear elevation with views.

BEDROOM THREE 7'4 x 6'7 (2.24m x 2.01m)

Window to the rear elevation with views.

BATHROOM 7'3 x 6'3 (2.21m x 1.91m)

Comprising a bath with shower system over and glass screen, pedestal basin and wc. Tiled floor. Fully-tiled walls. Inset ceiling spotlights.

OUTSIDE

To the front there is a small garden which has been hard landscaped for ease of maintenance. The rear garden has also been landscaped with patios adjacent to the property and at the bottom of the garden together with areas laid to lawn bordered by shrub and flower beds. Outside tap. Parking in a nearby allocated car park.

COUNCIL TAX

Plymouth City Council  
Council tax band B

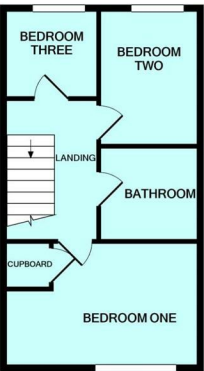
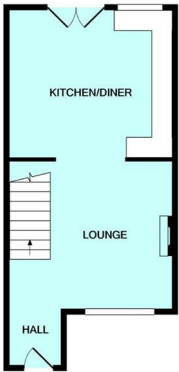
Rental holding deposit

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.

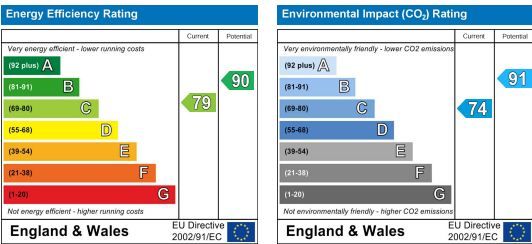
Area Map



Floor Plans



Energy Efficiency Graph



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