



## 58 Unity Park

Efford, Plymouth, PL3 6PN

**£850 Per Month**



Modern end-terraced property in a popular cul-de-sac offering unfurnished accommodation for long-term rental, comprising lounge/dining room, kitchen/breakfast room, downstairs wc, 3 bedrooms, master ensuite shower room & family bathroom. Rear garden area laid to concrete & gravel with a large shed. 2 allocated parking spaces to the front of the property.



## 58 UNITY PARK, EFFORD, PLYMOUTH PL3 6PN

### ACCOMMODATION

Door leading into the entrance hall.

### ENTRANCE HALL

Stairs rising to the first floor accommodation. Built-in storage cupboard. Door to the downstairs wc.

### DOWNSTAIRS WC 5'1" x 3'1" (1.55 x 0.94)

Fitted with a low-level toilet and corner sink unit.

### KITCHEN/BREAKFAST ROOM 12'1" x 7'6" (3.69 x 2.31)

Window to the front. Range of matching eye-level and base units with work surfaces and built-in 4-ring gas hob. Built-in electric oven. Space for fridge/freezer. Space for washing machine.

### LOUNGE/DINING ROOM 15'1" x 14'7" (4.60 x 4.45)

2 windows. French-style double doors to the rear elevation leading out to the rear garden. Walk-in storage cupboard.

### FIRST FLOOR LANDING

Loft hatch. Built-in storage cupboard.

### BEDROOM THREE 8'10" x 6'4" (2.71 x 1.95)

Window to the rear.

### BEDROOM ONE 11'10" x 8'4" (3.63 x 2.55)

Window to the rear. Door leading to the ensuite shower room.

### ENSUITE SHOWER ROOM 8'3" at widest x 4'4" (2.54 at widest x 1.33)

Fitted with a corner shower cubicle with tiled area surround, shower unit, spray attachment and folding door, sink unit and low-level toilet.

### BEDROOM TWO 10'2" x 8'4" (3.12 x 2.55)

Double-glazed window to the front.

### BATHROOM 7'11" at widest x 6'4" (2.42 at widest x 1.94)

White, modern suite comprising bath with mixer tap and spray attachment, sink unit and low-level toilet. Window to the front.

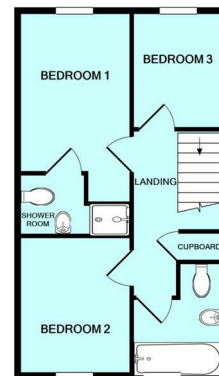
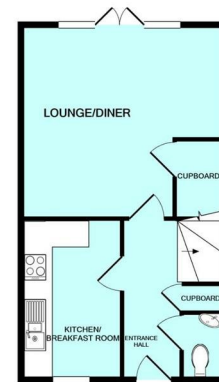
### OUTSIDE

To the front of the property there are 2 marked, allocated parking spaces. To the rear the garden is enclosed by fencing which has side access. A gravelled section leads to an area of concrete and a large timber shed with power.

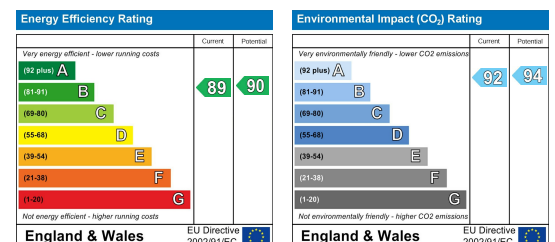
## Area Map



## Floor Plans



## Energy Efficiency Graph



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