



## 1c The Dell

Plympton, Plymouth, PL7 4PS

£1,100 PCM



Semi-detached house in a convenient location available for long-term rental with unfurnished accommodation comprising fitted kitchen/dining room, lounge, downstairs wc, rear conservatory/porch, 3 bedrooms & shower room. Off-road parking. Low-maintenance rear garden.



## THE DELL, PLYMPTON, PLYMOUTH PL7 4PS

### ACCOMMODATION

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

### ENTRANCE HALL

Stairs rising to the first floor accommodation. Wood-effect laminate flooring. Door leading into the lounge.

### LOUNGE 15'7" x 13'8" (4.75 x 4.17)

Double-glazed window to the front. Door leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 17'1" x 9'0" including kitchen units (5.21 x 2.74 including kitchen units)

Double-glazed window to the rear. Series of matching eye-level and base units with roll-edged work surfaces. Inset single-drainer 1½ bowl stainless-steel sink unit with mixer tap. Built-in 4-ring gas hob. Built-in electric oven. Space and plumbing for washing machine. Space for a fridge/freezer. Wood-effect laminate floor. Wall-mounted gas boiler. uPVC double-glazed door leading to the rear porch. Door leading to the downstairs wc.

### DOWNSTAIRS WC 3'6" x 5'9" (1.07 x 1.75)

White suite comprising low-level toilet and pedestal wash handbasin. Obscured double-glazed window to the rear.

### CONSERVATORY/PORCH 7'11" x 5'11" (2.41 x 1.80 (2.42 x 1.81))

Pitched polycarbonate roof. Double-glazed windows to 2 elevations. Link door giving access to the rear garden. Power and light. Cold tap.

### FIRST FLOOR LANDING

2 built-in cupboards - one above the stairs.

### BEDROOM THREE 7'11" x 7'0" (2.41 x 2.13 (2.42 x 2.14))

Double-glazed window to the rear. Loft hatch.

### BEDROOM TWO 8'8" x 11'5" (8'9" x 11'6") (2.64 x 3.48 (2.66 x 3.50))

Double-glazed window to the rear. Built-in wardrobe.

### BEDROOM ONE 13'1" x 10'1" to the rear of the built-in wardro (3.99 x 3.07 to the rear of the built-in wardro)

Double-glazed window to the front. Range of built-in full-length wardrobes.

### SHOWER ROOM 6'6" x 6'2" (1.98 x 1.88 (2.0 x 1.89))

Comprising a walk-in shower cubicle with a tiled area surround, shower unit and spray attachment, pedestal wash handbasin and low-level wc. Obscured double-glazed window to the front.

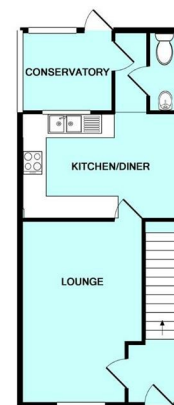
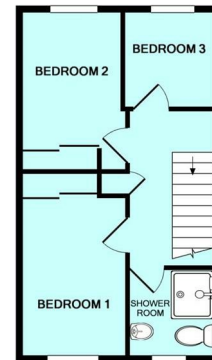
### OUTSIDE

To the front of the property there is a brick-paved drive providing off-road parking. To the rear there is a paved garden with raised planters, which is enclosed by fencing and includes a timber shed.

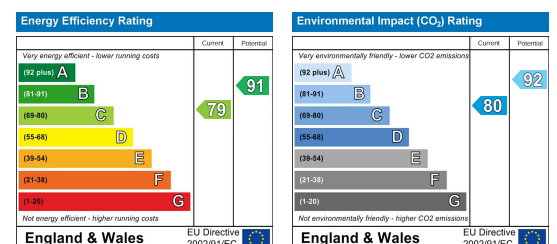
## Area Map



## Floor Plans



## Energy Efficiency Graph



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