



## 128 Brentford Avenue

Whitleigh, Plymouth, PL5 4HF

**£725 Per Calendar Month**



Purpose-built first floor flat offering unfurnished accommodation comprising lounge, modern kitchen, 1 bedroom and fitted bathroom. Double-glazing & gas central heating. Garden area to the rear.





128 BRENTFORD AVENUE, WHITLEIGH, PLYMOUTH  
PL5 4HF

PVC door leading into the entrance lobby.

ENTRANCE LOBBY

Under-stairs storage cupboard. Turning staircase rising to the first floor.

HALF LANDING

Obscured double-glazed window.

LANDING

Storage area with built-in storage cupboard. Door leading to the bathroom.

BATHROOM 6'10" x 5'6" (2.09 x 1.68)

Fitted with a white suite comprising panel bath with mixer tap, spray attachment and shower unit and spray attachment above the bath, sink unit and low-level toilet. Obscured double-glazed window to the rear. Fully-tiled walls.

BEDROOM 11'8" x 10'2" (3.57 x 3.12)

Double-glazed window to the rear. Built-in storage cupboard. Free-standing wardrobe for the use of the tenant.

LOUNGE 13'3" x 11'1" excl door recess (4.05 x 3.39 excl door recess)

Double-glazed window to the front. Built-in fireplace with inset 'Living Flame' gas fire.

KITCHEN 7'5" x 9'6" inc units (2.27 x 2.91 inc units)

Series of matching eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with mixer tap. Built-in 4-ring gas hob. Built-in electric oven. Space for under-counter refrigerator and freezer. Space and plumbing for washing machine. Double-glazed window to the front.

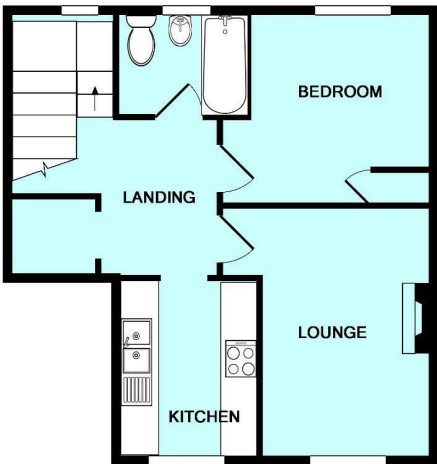
OUTSIDE

Outside storage shed. Further small storage area at the back of the building. To the rear of the property there is an area of lawn on the left-hand section with a washing line which, together with the front garden, is the responsibility of 128 Brentford Avenue.

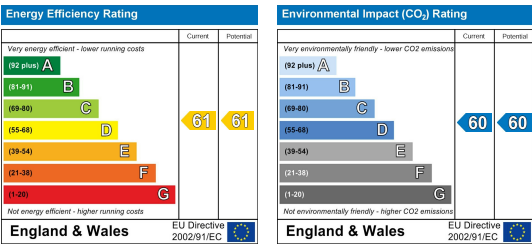
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.