



## 5 Holmwood Avenue

Plymstock, Plymouth, PL9 9JP

**£950 Per Calendar Month**



Available now is this 3 bedroom semi-detached family home located in a popular part of Plymstock. The accommodation briefly comprises a fitted kitchen, lounge/dining room, downstairs cloakroom/wc, 3 bedrooms & a bathroom. There are gardens to the front & rear and a garage.



## HOLMWOOD AVENUE, PLYMSTOCK, PL9 9JP

### ACCOMMODATION

Access to the property is gained via a part-glazed entrance door opening into an entrance hall.

### ENTRANCE HALL

Under-stairs storage cupboard. Stairs ascending to the lounge. Door opening to the downstairs cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC 2'9" x 5'8" (0.84 x 1.74)

Low level toilet and corner sink unit. Obscured double-glazed window to the front elevation.

### KITCHEN 12'10" x 8'8" (3.92 x 2.66)

Matching eye-level and base units. Inset single drainer one-&-a-half bowl stainless-steel sink unit with mixer tap. Space and plumbing for a washing machine. Space for fridge-freezer. Built-in storage cupboard. Double-glazed window to the front elevation. Please note that the space for the electric cooker will be filled with the landlord providing a new free-standing electric cooker.

### LOUNGE/DINING ROOM 14'10" max length x 14'0" max depth (4.54 max length x 4.29 max depth)

Double-glazed window and part double-glazed door leading out to the rear garden.

### LANDING

Stairs rising to the first floor. Double-glazed window to the side elevation.

### BEDROOM TWO 12'11" x 8'7" (3.95 x 2.62)

Double-glazed window to the front elevation.

### BATHROOM 6'0" x 5'5" (1.85 x 1.67)

White suite comprising a panel bath with twin hand grips a shower unit and spray attachment over and tiled area surround, low level wc and a pedestal wash hand basin. Vertical towel rail/radiator. Obscured double-glazed window to the front elevation.

### HALF LANDING

Providing access to bedrooms one and three. Built-in storage cupboard housing the gas boiler.

### BEDROOM ONE 14'3" x 8'3" (4.35 x 2.54)

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

### BEDROOM THREE 10'10" x 6'3" (3.32 x 1.93)

Double-glazed window to the rear elevation.

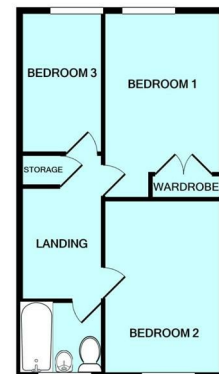
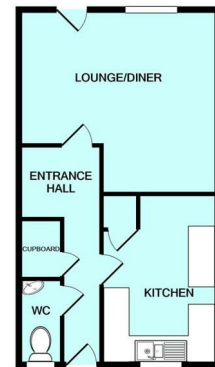
### OUTSIDE

To the front of the property there is an open lawned area. To the rear there is a triangular-shaped enclosed garden with lawned sections and a free-standing storage shed. Steps and path rise to the rear gate providing access to the small garage and off-road parking.

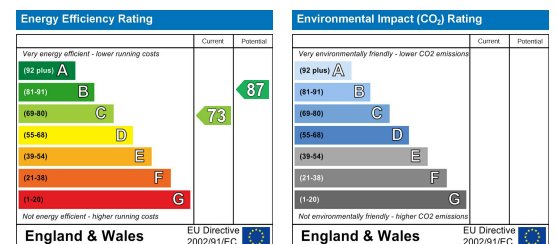
## Area Map



## Floor Plans



## Energy Efficiency Graph



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