



## 36 Churchlands Road

Woolwell, Plymouth, PL6 7RY

**£1,300 Per Calendar Month**



Available from July 2024 is this lovely modern end-terraced property enjoying good-sized accommodation including 3 bedrooms & bathroom upstairs together with a lounge & kitchen/dining room downstairs. Front & rear gardens. Double-glazing & gas central heating. On street parking. Available unfurnished on a long-term basis.



## CHURCHLANDS ROAD, WOOLWELL, PL6 7RY

### ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Stairs rising to the first floor. Doorway leading into the lounge area.

### LOUNGE 14'6" x 12'0" (4.44 x 3.68)

Under-stairs cupboard. Double-glazed window to the front elevation. Opening leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 17'7" x 10'5" at widest points (5.36 x 3.20 at widest points)

Within the dining area there are double-glazed sliding patio doors leading out onto the garden. Breakfast bar. Within the kitchen area there is a series of matching eye-level and base units with work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring gas hob. Built-in electric double oven and grill. Integrated fridge-freezer. Built-in dishwasher. Washer-dryer. uPVC part double-glazed door to the side elevation. Double-glazed window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Loft hatch. Double-glazed window to the side elevation. Sliding door leading into the bathroom.

### BEDROOM ONE 11'6" x 9'6" (3.51 x 2.92)

Built-in storage cupboard/wardrobe. Double-glazed window to the front elevation.

### BEDROOM TWO 8'11" x 8'3" (2.72 x 2.53)

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

### BEDROOM THREE 8'5" x 7'10" (2.57 x 2.39)

Double-glazed window to the front elevation.

### BATHROOM 9'0" x 5'6" (2.76 x 1.68)

White modern suite comprising a 'P-shaped' bath with mixer tap, shower unit with spray attachment and shower screen, low level toilet and sink unit with mixer tap and a vanity cupboard beneath. Vertical towel rail/radiator. 2 obscured double-glazed windows to the rear elevation.

### OUTSIDE

To the front there is a planted area adjacent to the front of the property. To the rear there is a fenced enclosed garden which has a paved area with uncultivated flower beds and a lawned/earthed area in the centre. There is access down the side of the property to a gate which in turn leads to the front of the property. On street parking.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### Rental holding deposit

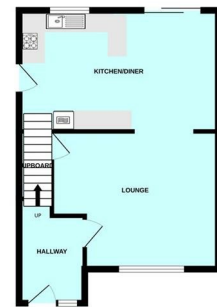
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map

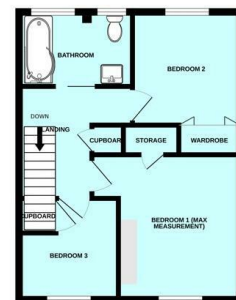


## Floor Plans

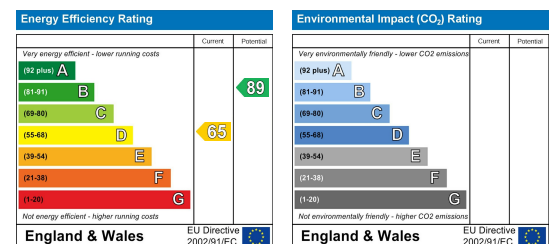
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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