



46 Barton Road

Plymstock, Plymouth, PL9 9RQ

£1,200 PCM



Beautiful modern end-terraced property located opposite Hooe lake with accommodation comprising fitted kitchen, lounge/dining room, 3 bedrooms with master ensuite shower room & family bathroom. Low maintenance rear garden. Allocated parking. Unfurnished. Available early August.



BARTON ROAD, PLYMSTOCK, PLYMOUTH PL9 9RQ Accommodation (Accommodation)

Covered entrance with front door into the entrance hall.

ENTRANCE HALL 12'2" x 3'9" (3.71 x 1.14)

Storage cupboard with coat hooks, housing the electric meter and security programmer.

DOWNSTAIRS CLOAKROOM

Fitted with a 2-piece suite comprising low-level wc and corner wash handbasin with mixer tap and tiled splash-back. Extractor fan. uPVC obscured-glass window.

KITCHEN 12'2" x 7'6" (3.71 x 2.29)

Well-fitted with an extensive range of units comprising eye-level wall cupboards with matching base cupboards, and drawers, roll-edged laminate work surfaces and tiled splash-backs. Integrated 1½ drainer stainless-steel sink unit with mixer tap. Integrated 4-ring gas hob with stainless-steel splash-back and stainless-steel extractor canopy over. Electric oven. Fridge-freezer. Washer/dryer. Fitted breakfast bar. Cupboard housing the combination gas boiler which serves the central heating and domestic hot water. uPVC double-glazed window overlooking the front with fabulous view across Hooe Lake and the adjoining estuary.

LOUNGE/DINER 15'0" x 14'7" (4.57 x 4.45)

uPVC double-glazed French doors, with uPVC double-glazed side panel windows, opening to the rear garden. Laminate wood-effect floor throughout. Sizeable under-stairs storage cupboard.

FIRST FLOOR LANDING

Hatch to insulated roof space. Built-in linen cupboard with slatted shelving and hanging rail.

MASTER BEDROOM 12'0" going to 13'11" x 8'6" (3.66 going to 4.24 x 2.59)

uPVC double-glazed window overlooking the rear. 2 free-standing wardrobes and shelving unit.

ENSUITE SHOWER ROOM 8'5" x 4'4" (2.57 x 1.32)

Fitted with a 3-piece white suite comprising fully-tiled shower cubicle, pedestal wash handbasin with mixer tap and tiled splash-back and low-level wc. Shaver point. Extractor fan.

BEDROOM TWO 10'2" x 8'5" (3.10 x 2.57)

Glass and stainless-steel safety rail to the front of a uPVC double-glazed window enjoying a delightful view across Hooe Lake and the estuary. Free-standing combination wardrobe.

BEDROOM THREE 8'10" x 6'3" (2.69 x 1.91)

uPVC double-glazed window overlooking the rear.

BATHROOM 7'10" x 6'3" (2.39 x 1.91)

Fitted with a 3-piece white suite comprising panel bath with fully-tiled surround, mixer tap with direct-feed shower and shower screen, pedestal wash handbasin with mixer tap and tiled splash-back and low-level wc. Extractor fan. Obscured-glass uPVC double-glazed window.

OUTSIDE

To the front there is an area laid to lawn. The easy-to-maintain rear garden is fully-enclosed and level with timber fencing to 2 sides and a feature decorative stone wall with timber fencing above. The garden is laid to stone chippings with an area of decking for table and chairs and a paved patio. A timber gate provides side access from the rear. Close by there are 2 private allocated parking spaces.

COUNCIL TAX

Plymouth City Council
Council tax band D

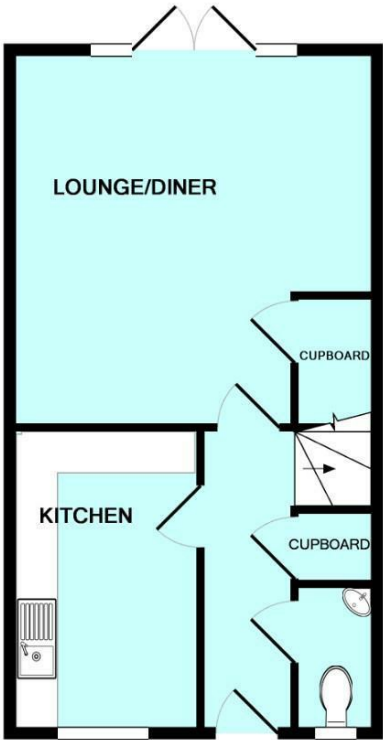
Rental holding deposit

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.

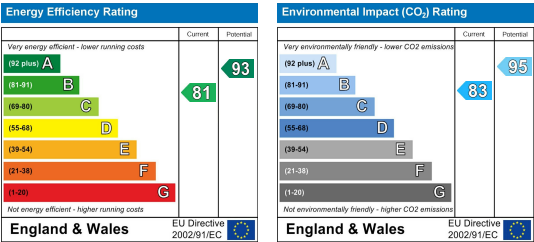
Area Map



Floor Plans



Energy Efficiency Graph



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