



2 Moulton Close

Plympton, Plymouth, PL7 2XD

£1,100 Per Calendar Month



VIEWING DAY FULLY BOOKED- Available now is this 3-bedroom semi-detached family home located within a cul-de-sac in Plympton. The accommodation is unfurnished & briefly comprises a modern fitted kitchen, lounge/dining room with an adjoining conservatory, 3 bedrooms & bathroom. Integral garage & driveway. Front & rear lawned gardens. Double-glazing & gas central heating.



MOULTON CLOSE, PLYMPTON, PL7 2XD

ACCOMMODATION

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

ENTRANCE HALL

Doorway leading into the kitchen.

KITCHEN 10'2" x 6'10" (3.10 x 2.09)

Matching eye-level and base units with rolled-edge work-surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in 4-ring gas hob with an electric oven beneath and an extractor hood above. Space and plumbing for washing machine. Space for a fridge-freezer. Double-glazed window to the front elevation.

LOUNGE/DINING ROOM 18'7" x 12'1" (5.68 x 3.70)

Open tread staircase ascending to the first floor. Full-length double-glazed window and double-glazed patio doors leading into the conservatory.

CONSERVATORY 14'6" x 7'3" (4.44 x 2.22)

Mono-pitch polycarbonate roof. Double-glazed windows to the rear and side elevations. uPVC double-glazed double doors leading out to the garden. Wall-mounted electric heater.

FIRST FLOOR LANDING

Loft hatch. Built-in storage cupboard with shelving. Doors providing access to the first floor accommodation.

BEDROOM ONE 10'4" x 10'0" excl door recess (3.15 x 3.05 excl door recess)

Double-glazed window to the front elevation. Built-in wardrobe providing storage and hanging space.

BEDROOM TWO

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

BEDROOM THREE 9'10" x 5'11" (3 x 1.81)

Double-glazed window to the rear elevation. Built-in storage cupboard.

BATHROOM 8'2" x 6'2" (2.50 x 1.90)

White modern suite comprising a panel bath, separate shower cubicle with shower unit, spray attachment and tiled area surround, pedestal wash basin and low level wc. Fully-tiled walls. Tiled floor. Obscured double-glazed window to the front elevation.

OUTSIDE

To the front and side of the property there is an elevated lawned area. A pathway leads down the side to a gate, which opens into the rear garden. A sloped drive leads to the integral garage. The rear garden is enclosed by block walling and timber fencing. There is a small paved area adjacent to the side of the conservatory. The remaining garden is laid to lawn.

INTEGRAL GARAGE 17'7" x 9'5" (5.36 x 2.89)

Up-&-over door to the front elevation. Housing the gas and electric meters and the gas boiler.

COUNCIL TAX

Plymouth City Council
Council tax band B

Rental holding deposit

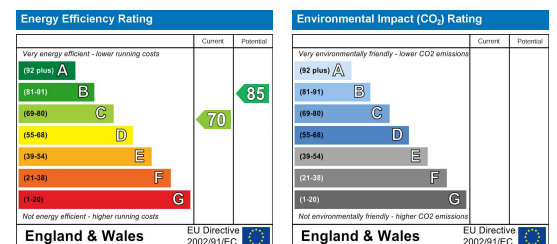
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



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