



## 28 Candish Drive

Elburton, Plymouth, PL9 8DB

**£1,750 Per Calendar Month**



Available from August 2025 is this fabulous detached bungalow located in this very exclusive and popular part of Elburton. It is available on an unfurnished basis & has accommodation briefly comprising a modern fitted kitchen with appliances, lovely-sized lounge/dining room leading out onto the private rear garden, 3 bedrooms, the master having fitted furniture & a modernised ensuite shower room, & a modern bathroom. The property is being let with a gardening contract & on a long-term basis. Adjacent to the property is the detached double garage & drive.





CANDISH DRIVE, ELBURTON, PL9 8DB

ACCOMMODATION

Access is via the covered entrance through the part glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Loft hatch. Built-in linen cupboard housing the pressurised hot water cylinder. Further cloak cupboard. Wood flooring extending into the lounge/dining room.

BEDROOM ONE 12'0" x 10'7" max dimensions (3.68 x 3.23 max dimensions)

Double-glazed square bay window to the front elevation. 2 fitted wardrobes with folding doors. Range of fitted bedroom furniture including dressing table with drawer space and open-end displays. Up-&-over storage units with open displays and bedside units. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'7" x 4'6" at widest points (2.32 x 1.39 at widest points)

Modern suite including shower cubicle with shower screen, shower unit and spray attachment, sink unit with vanity cupboard beneath and low level toilet. Vertical towel rail/radiator. Tiled walls. Obscured double-glazed window to the side elevation.

BEDROOM TWO 10'5" x 9'8" (3.19 x 2.97)

Double-glazed window to the side elevation. Fitted wardrobe.

BEDROOM THREE 8'7" x 12'5" (2.62 x 3.80)

Double-glazed window to the side elevation. Fitted wardrobe. Fitted bedroom furniture including a desk, further wardrobe and storage unit and open-end displays.

BATHROOM 7'7" x 5'6" (2.32 x 1.69)

Lovely modern suite, matching the ensuite shower room and comprising a panel bath with twin hand-grips, mixer tap and shower unit with spray attachment, low level toilet and sink unit with vanity cupboard beneath and a mirrored cabinet above. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the side elevation.

KITCHEN 10'10" x 10'9" incl kitchen units (3.31 x 3.29 incl kitchen units)

Series of modern matching eye-level and base units with a range of work surfaces and matching splash-backs. Inset single drainer sink unit with mixer tap. Built-in 4-ring electric induction hob. Adjacent built-in electric oven and microwave. Please note that the plate warmer located beneath is not operational. Integrated fridge and freezer. Built-in breakfast bar. Cupboard concealing the gas boiler. Double-glazed window to the side elevation. Part glazed door providing access to the side passageway.

LOUNGE/DINING ROOM 20'10" x 15'6" at widest points (6.36 x 4.74 at widest points)

Continuation of the wood flooring. Double-glazed window and double-glazed sliding patio doors providing a pleasant outlook and access onto the rear garden.

OUTSIDE

Located on a lovely corner plot. There is a gardening contract within the tenancy agreement. At the front of the property there is an open-plan lawned area of garden bordered by natural stone wall which is home to a number of mature range of trees and shrubs. A path and covered porch leads to the front entrance. There is a further open-plan lawned and planted area of garden to the side of the property and a driveway leading to the detached double garage. A side gate opens into the rear garden. The rear garden is lovely and private and has a paved patio area adjacent to the rear of the property leading to a lawned section which has various planted borders. A path leads up to an area behind the garage where there is a timber shed.

DETACHED GARAGE

Electric roller door leading to an open space which has power and light.

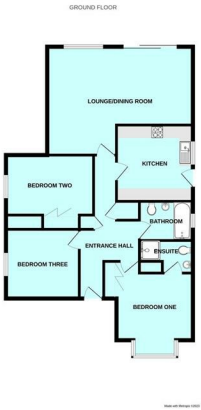
COUNCIL TAX

Plymouth City Council  
Council tax band C

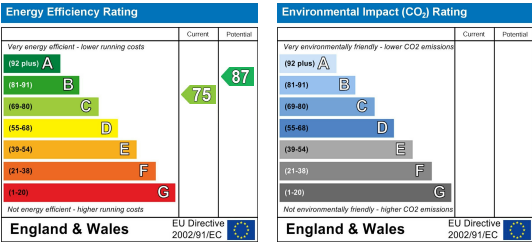
Area Map



Floor Plans



Energy Efficiency Graph



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