



## 65 Candish Drive

Elburton, Plymouth, PL9 8DB

**£1,100 PCM**



Detached bungalow with unfurnished accommodation available from 1/10/19 for long-term rental, comprising lounge/dining room, kitchen with adjoining utility, conservatory, 3 double bedrooms with master ensuite shower room & family bathroom. Integral garage. Attractive gardens (gardening contract included). Strictly no pets or smokers.





65 CANDISH DRIVE, ELBURTON, PLYMOUTH PL9 8DB

ACCOMMODATION

uPVC part-obsured double-glazed door leading into the entrance hall.

ENTRANCE HALL

Loft hatch. 2 cupboards - one housing the pressurised hot water cylinder and the other for storage.

BEDROOM THREE 6'9" x 10'6" (2.07 x 3.22)

Double-glazed window to the front. Range of shelving.

BEDROOM TWO 8'11" x 8'6" (2.74 x 2.61)

Double-glazed window to the front. Built-in wardrobe.

FAMILY BATHROOM 6'6" x 5'5" (2 x 1.67)

Coloured suite comprising panel bath with mixer tap, spray attachment and tiled area surround, low-level toilet and pedestal wash handbasin. Obscured double-glazed window to the side. Built-in extractor.

BEDROOM ONE 10'8" x 10'2" at widest points & not including wal (3.27 x 3.12 at widest points & not including walkw)

Double-glazed window to the rear with outlook onto the garden. Built-in wardrobe. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8" x 5'4" (2.05 x 1.64)

Coloured suite comprising corner shower cubicle with tiled area surround, shower unit with spray attachment, pedestal wash handbasin and low-level toilet. Obscured double-glazed window to the side.

LOUNGE/DINING ROOM 18'6" x 16'11" at widest points (5.66 x 5.17 at widest points)

Dual aspect room with double-glazed window to the front and window to the rear. French-style double doors leading out onto the rear conservatory. Feature fireplace with inset 'Living Flame' gas fire and wooden mantel surround. Door leading into the kitchen.

KITCHEN 14'6" x 7'8" including kitchen units (4.43 x 2.34 including kitchen units)

Series of matching modern eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer one-&-a-half bowl stainless-steel sink unit with mixer tap. Built-in 4-ring electric hob. Adjacent electric double oven and grill. Space and plumbing for washing machine. Space and plumbing for a dishwasher and tumble dryer. Space for fridge/freezer. Part double-glazed uPVC door giving access to the side porch/utility.

SIDE PORCH/UTILITY 15'0" x 4'10" (4.58 x 1.48)

Double-glazed windows to 3 elevations. Door leading to the side. Courtesy side door leading into the garage. Pitched polycarbonate roof. Built-in sink unit with cupboard beneath.

CONSERVATORY 14'2" x 11'7" (4.33 x 3.55)

Pitched polycarbonate roof. Windows to 3 elevations. Door leading out to the rear garden.

OUTSIDE

To the front of the property there is an open plan area of lawn with an adjacent drive which leads to the integral garage. Gate and pathway leading down the side of the property to the rear garden. The rear garden is enclosed by timber fencing and natural hedging with various areas of lawn, flower beds and mature shrubs. 2 sheds.

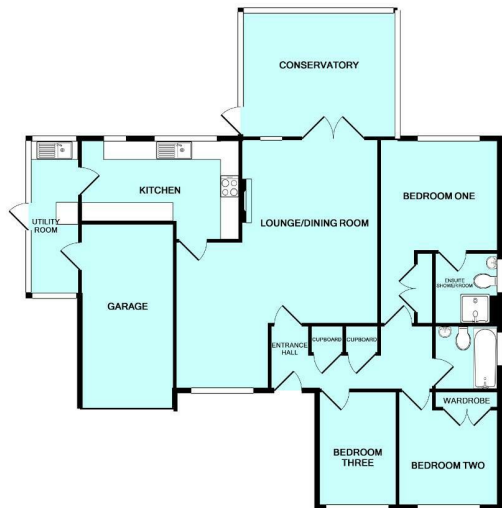
GARAGE 8'7" x 16'9" (2.63 x 5.11)

Electronic roller door to the front. Power and light. Wall-mounted gas boiler.

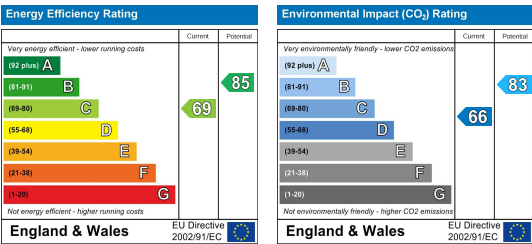
Area Map



Floor Plans



Energy Efficiency Graph



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