



29 Fletcher Crescent

Elburton, Plymouth, PL9 8LH

£1,500 Per Calendar Month



Available from May 2025 is this delightful Fletcher-built bungalow which has been recently redecorated & re-carpeted. The accommodation briefly comprises fitted kitchen/breakfast room, lovely-sized bay-fronted lounge/dining room, 3 good-sized bedrooms & a 4-piece bathroom. Attractive mature gardens to the front & rear. Drive & garage. Double-glazing & gas-fired central heating. Unfurnished accommodation available on a long-term basis.



FLETCHER CRESCENT, ELBURTON, PL9 8LH

ACCOMMODATION

Access to the property is gained via the covered entrance and the uPVC obscured double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Built-in storage cupboard. Wood flooring.

LOUNGE/DINING ROOM 16'5" into bay x 12'10" into alcove (5.02 into bay x 3.92 into alcove)

A dual aspect room with double-glazed windows to the front and side elevations. A lovely focal point of the room is the inset 'Living Flame' gas fire set within the contemporary-styled stone fireplace.

KTICHEN/BREAKFAST ROOM 12'10" x 8'2" excl door recess (3.92 x 2.50 excl door recess)

Range of eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with mixer tap. Inset 4-ring gas hob with an electric oven beneath. Space and plumbing for a dishwasher. Tiled floor. Double-glazed windows to the side and rear elevations. Obscured double-glazed door leading to outside. Please note that the dishwasher in situ will be included within the tenancy however the landlords have stated that it will not be replaced or repaired.

BEDROOM ONE 10'11" x 12'5" into the bay (3.33 x 3.79 into the bay)

Curved bay window with double-glazed windows to the front elevation.

BEDROOM TWO 11'8" into bay x 11'5" (3.57 into bay x 3.49)

Double-glazed bay window to the rear elevation.

BEDROOM THREE 12'10" x 7'10" (3.92 x 2.41)

Double-glazed window to the rear elevation overlooking the rear garden.

BATHROOM 8'2" x 7'1" (2.49 x 2.18)

4-piece bathroom comprising a Quadrant-style shower cubicle with curved shower screen door, shower unit with a spray attachment and tiled area surround, claw-footed bath with mixer tap, pedestal basin with mixer tap and low level toilet. Vertical towel rail/radiator. 2 obscured double-glazed windows to the rear elevation.

GARAGE 16'0" x 7'11" (4.90 x 2.42)

Up-&-over door to the front elevation. Sink unit with mixer tap. Space and plumbing for washing machine. Wall-mounted gas boiler. Power and lighting. Doorway leading into the entrance hall. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property, double gates lead to off-road parking and access to the garage. A separate gate opens onto a pathway leading to the front entrance. The front garden has a central lawned and planted area of garden together with mature shrubs and bushes. A side gate leads through to the rear garden. The rear garden is enclosed by timber fencing and is bordered by a number of mature trees and shrubs providing the property with a good deal of seclusion and privacy. There is a central lawned area with a patio section adjacent and a hard stand for a shed or greenhouse. Timber shed.

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.

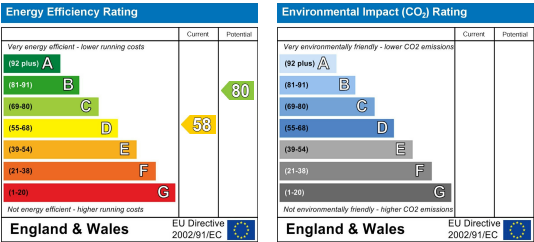
Area Map



Floor Plans



Energy Efficiency Graph



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