



## 105 Alexandra Road

Ford, Plymouth, PL2 3BU

**£1,300 Per Calendar Month**



Available from January 2025 is this lovely refurbished older-style terraced house. The accommodation is arranged over 3 levels & comprises a kitchen/breakfast room, lounge, dining room/bedroom four, 3/4 bedrooms & bathroom. There is a garden area to the rear. Double-glazing & gas central heating.



## ALEXANDRA ROAD, FORD, PL2 3BU

### ACCOMMODATION

Access to the property is gained via the part-glazed wooden entrance door leading into the entrance vestibule.

### ENTRANCE VESTIBULE

Coved ceiling. Dado rails. Part-glazed wooden inner door leading into the entrance hall.

### ENTRANCE HALL

Exposed timber flooring. Staircase rising to the first floor accommodation. Stairs leading down to the lower level. Doorway leading into the lounge.

### LOUNGE 15'8" x 11'11" into alcove (4.78 x 3.65 into alcove)

Feature cast iron fireplace and grate with slate bedded hearth. Built-in dwarf cupboards to both alcoves. Exposed timber flooring. Double-glazed window to the front elevation.

### DINING ROOM/BEDROOM FOUR 11'10" x 13'6" (3.63 x 4.13)

Cast iron fireplace and grate with wooden mantel surround providing a lovely focal point of the room. Built-in dwarf cupboards to both alcoves. Exposed timber flooring. Double-glazed window to the rear elevation.

### LOWER LEVEL

Access to this lower level can be gained from a uPVC double-glazed door, which in turn is accessed from steps leading down from steps at the road level.

### PASSAGEWAY

Door leading out onto the rear garden. Chequered black and white tiles.

### KITCHEN/BREAKFAST ROOM 14'5" x 11'3" incl kitchen units (4.40 x 3.43 incl kitchen units)

Series of matching eye-level and base units with work surfaces. Inset Belfast-style sink with mixer tap. 4-ring gas hob with an electric oven beneath and an extractor hood above. Built-in dishwasher. Cupboard concealing the gas boiler. Fireplace with inset redundant cast iron oven and built-in cupboards either side. Chequered black and white tiles. Doorway leading to a separate wc.

### SEPARATE WC 6'2" x 5'3" (1.90 x 1.62)

Comprising a low level toilet and sink unit. Storage cupboard. Obscured double-glazed window to the side elevation.

### BEDROOM THREE 12'11" x 11'10" (3.95 x 3.63)

Feature fireplace with slate imbedded hearth. Built-in dwarf cupboards to both alcoves. Exposed timber flooring. Double-glazed window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 11'2" x 10'2" (3.41 x 3.11)

Built-in storage cupboard. Cast iron fireplace and grate with slate bedded hearth, and wooden mantel surround. Exposed timber flooring. Double-glazed window to the front elevation.

### BEDROOM TWO 11'7" x 12'6" (3.55 x 3.83)

Built-in storage cupboard with shelving. Cast iron fireplace and grate with slate bedded hearth and wooden mantel surround. Exposed timber flooring. Double-glazed window to the rear elevation.

### SHOWER ROOM 7'2" x 9'2" (2.19 x 2.81)

Comprising a walk-in shower with shower unit with spray attachment and rainfall shower head, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Exposed timber flooring. Double-glazed window to the front elevation.

### OUTSIDE

At the rear of the property there is a garden laid out on two levels. From the back door there is a covered area leading to a concrete sitting area leading to a store. Steps lead down to a further planted and patio area of garden.

### 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.

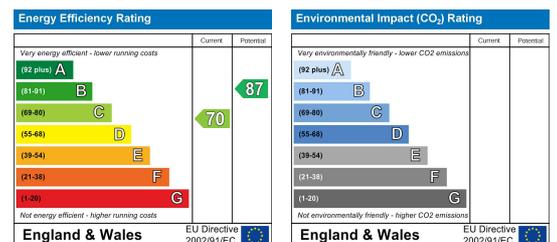
## Area Map



## Floor Plans



## Energy Efficiency Graph



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