Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

26 Swallows End

Plymstock, Plymouth, PL9 7DZ

£1,300 Per Calendar Month

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Available now is this lovely modern 3-bedroom semi-detached property which is well-presented throughout. The accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms & bathroom. The property benefits from double-glazing & gas-fired central heating. Lovely enclosed rear garden & parking for 2 cars to the side.

SWALLOWS END, PLYMSTOCK, PL9 7DZ

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

ENTRANCE HALL
Laminate floor. Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 5'11" x 2'6" (1.82 x 0.78)
White low level wc and sink unit with vanity cupboard beneath. Obscured double-glazed window to the front elevation.

LOUNGE 11'4" x 15'6" (3.47 x 4.74)
Double-glazed window to the front elevation. Under-stairs storage cupboard. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 14'11" x 8'7" incl kitchen units (4.55 x 2.64 incl kitchen units)
Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Free-standing electric oven and hob. Fridge-freezer which can be gifted to a new tenant if so desired or can be removed. Space and plumbing for washing machine. Double-glazed window to the rear elevation. uPVC double-glazed French-style double doors leading out to the rear garden.

FIRST FLOOR LANDING
Loft hatch. Built-in storage cupboard housing the boiler and fitted with a radiator, providing a useful airing cupboard space. Doors providing access to the first floor accommodation.

BEDROOM ONE 14'11" x 12'2" at widest points (4.55 x 3.71 at widest points)
2 double-glazed windows to the front elevation.

BEDROOM TWO 10'9" x 8'2" (3.29 x 2.51)
Double-glazed window to the rear elevation.

BEDROOM THREE 8'10" x 6'5" (2.70 x 1.97)
Double-glazed window to the rear elevation. Please note that there are 2 free-standing wooden wardrobes, which will be left for any prospective tenant if so required or can be removed.

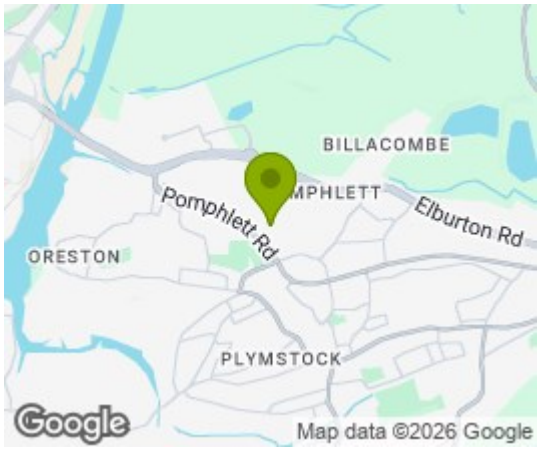
BATHROOM 8'1" x 4'9" (2.47 x 1.47)
White modern suite comprising a panel bath with mixer tap and shower unit with spray attachment and rainfall shower head, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

OUTSIDE
To the front of the property there is a gravelled area adjacent to which is the driveway, providing off-road parking for 2 vehicles. A side gate provides access to the rear garden. The rear garden is enclosed by timber fencing and has a central lawned area together with a raised planted border at the end of the garden. Adjacent to the rear of the property is a stone patio with a storage shed.

COUNCIL TAX
Plymouth City Council
Council tax band C

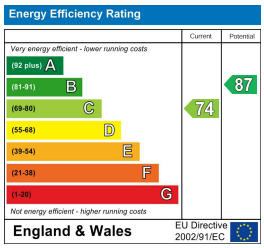
Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

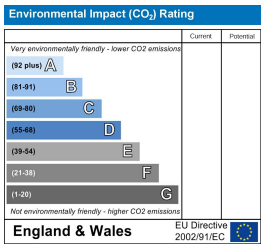
Area Map



Floor Plans

Energy Efficiency Graph





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