



## 6 Blackall Gardens

Southway, Plymouth, PL6 6LT

**£1,100 Per Calendar Month**



Available from March 2026 is this lovely completely refurbished end-terraced property. The accommodation has been re-decorated and re-carpeted and comprises a modern fitted kitchen, lounge, 2 good-sized double bedrooms and a brand new fabulous 4-piece bathroom. There is new double-glazing & gas central heating system. Externally there is a terraced garden with patio on the entrance level and lawn above.



## BLACKALL GARDENS, SOUTHWAY, PL6 6LT

### ACCOMMODATION

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

### ENTRANCE PORCH

Double-glazed windows to the front and side elevations. Sliding inner door leading into the entrance hall.

### ENTRANCE HALL

Open-tread staircase rising to the first floor. Built-in storage cupboard. Under-stairs storage area. Doorway leading into the kitchen.

### KITCHEN 13'3" x 8'9" (4.06 x 2.68)

Range 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 cooker. Space and plumbing for washing machine. Space for fridge-freezer. Double-glazed window to the front elevation. Opening leading into the lounge.

### LOUNGE 14'11" x 11'11" (4.56 x 3.64)

Double-glazed sliding patio doors leading out onto the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

### BEDROOM ONE 14'11" x 9'3" at widest points (4.57 x 2.83 at widest points)

2 double-glazed windows to the rear elevation.

### BEDROOM TWO 11'9" x 9'6" (3.59 x 2.90)

Double-glazed window to the front elevation with a lovely outlook over the local district and views towards the countryside beyond. Built-in storage cupboard housing the gas boiler.

### BATHROOM 8'7" x 7'9" (2.64 x 2.38)

Lovely brand new modern 4-piece suite comprising a free-standing walk-in shower cubicle with shower unit and spray attachment, bath with mixer tap, low level toilet and sink unit with mixer tap and cupboard space beneath. Vertical towel rail/radiator. Skylight.

### OUTSIDE

To the rear there is a tiered garden. On the entrance level there is a patio area. Steps lead up to a lawned section of garden.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

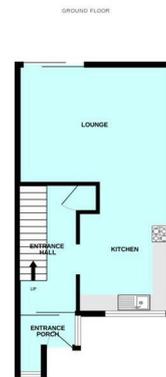
### Rental holding deposit

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.

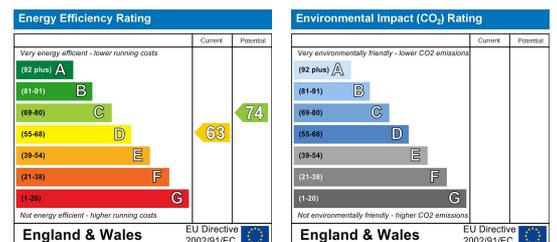
## Area Map



## Floor Plans



## Energy Efficiency Graph



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