Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

11B Westfield Avenue

Hooe, Plymouth, PL9 9PE

£1,900 Per Calendar Month

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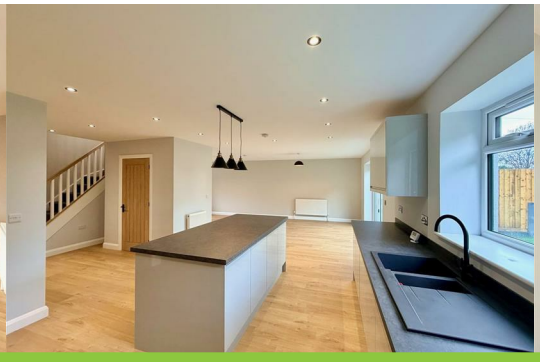
Available now is this superbly-presented executive-style detached house with unfurnished accommodation briefly comprising an entrance porch & inner hallway with downstairs cloakroom/wc, beautiful open-plan living room & kitchen to the rear with bi-folding doors opening onto the garden & a separate utility. On the first floor a landing provides access to 4 bedrooms, family bathroom & ensuite shower room to bedroom one. Gravel driveway providing plentiful off-road parking. Double-glazing, central heating & solar panels with battery storage.



11B WESTFIELD AVENUE, HOOE, PL9 9PE

ACCOMMODATION
Front door opening into the entrance porch.

ENTRANCE PORCH 7'2 x 7'1 (2.18m x 2.16m)
Window to the front elevation. Inset ceiling spotlights. Doorway opening to the hallway.

HALLWAY 10'7 x 11'1 (3.23m x 3.38m)
Providing access to the first floor via a staircase. Open-plan access through into the living space. Under-stairs cupboard with lighting housing the solar panel inverter together with the battery.

DOWNSTAIRS CLOAKROOM/WC 6'8 x 3'3 (2.03m x 0.99m)
Fitted with a wc and basin with a cabinet beneath. Towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OPEN-PLAN LIVING ROOM & KITCHEN 29'10 x 23'5 (9.09m x 7.14m)
A superb open-plan room with ample space for seating and dining. The room is dual aspect with a windows to the front and rear elevations together with bi-folding doors overlooking the westerly-facing garden. Modern kitchen cabinets with matching island, matching work surfaces and splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Inset hob with a glass splash-back and a cooker hood above. Integral fridge, freezer, and dishwasher. Bin storage. Inset ceiling spotlights.

UTILITY ROOM 6'10 x 2'7 (2.08m x 0.79m)
Space for washing machine. Wall-mounted boiler. 2 work surfaces. Inset ceiling spotlights.

FIRST FLOOR LANDING 11'4 x 5'4 (3.45m x 1.63m)
Providing access to the first floor accommodation. Loft hatch with fold-down wooden ladder. Window to the front elevation.

BEDROOM ONE 13'8 x 12' (4.17m x 3.66m)
A generous double bedroom with a window to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'4 x 4'6 (2.84m x 1.37m)
Comprising an enclosed double shower, wc and basin with storage beneath. Mirrored cabinet with lighting. Towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO 12'5 x 11'10 (3.78m x 3.61m)
Window to the front elevation.

BEDROOM THREE 10'7 x 10'3 (3.23m x 3.12m)
Window to the rear elevation.

BEDROOM FOUR 9'6 x 7'1 (2.90m x 2.16m)
Window to the front elevation.

FAMILY BATHROOM 7'3 x 6'8 (2.21m x 2.03m)
Comprising a bath with a shower system and a glass shower screen, large basin with storage beneath and wc. Wall-mounted towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

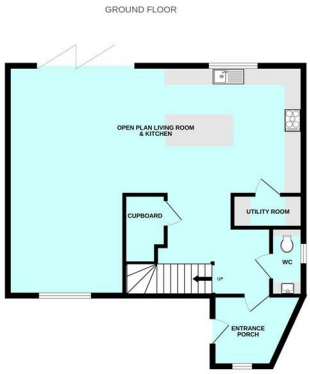
OUTSIDE
A gravel driveway/parking area to the front provides ample off-road parking. To the rear, the garden is laid to lawn together with a patio area.

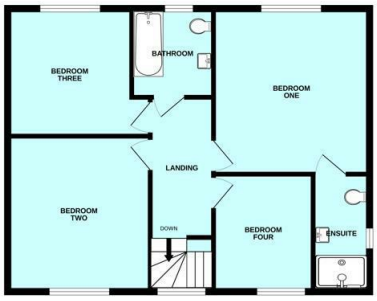
COUNCIL TAX
Plymouth City Council
Council tax band B

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.

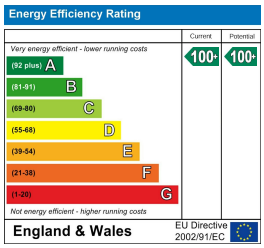
Area Map

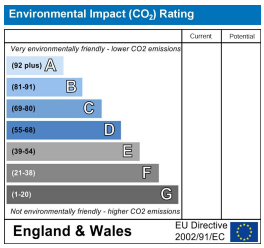
Floor Plans





Energy Efficiency Graph





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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk