



5 Chittleburn Hill

Brixton, Plymouth, PL8 2BH

£1,200 Per Calendar Month



Available now is this lovely refurbished older-style detached bungalow occupying a good-sized plot with a southerly-facing rear garden. The accommodation briefly comprises a lounge, newly-fitted modern kitchen with an adjoining dining area, 2 double bedrooms & modern & newly fitted shower room. Ample off-road parking to the front & a generous enclosed garden to the rear. Double-glazing & gas central heating.



CHITTLEBURN HILL, BRIXTON, PL8 2BH

ACCOMMODATION

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

ENTRANCE VESTIBULE

Part glazed inner door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Wood-effect laminate floor.

LOUNGE 12'0" x 11'8" max dimensions into the bay (3.67 x 3.57 max dimensions into the bay)

Bay window to the front elevation. Wood-effect laminate floor.

KITCHEN 12'0" x 9'10" incl kitchen units (3.67 x 3.01 incl kitchen units)

Series of matching eye-level and base units with granite work surfaces. Inset single drainer sink unit with mixer tap. Space and plumbing for dishwasher. Space for an electric cooker. Space for a fridge-freezer. Opening leading into the dining area.

DINING AREA 13'8" x 8'2" (4.19 x 2.50)

A dual aspect room with double-glazed windows to the front and side elevations. Sliding double-glazed patio doors. Range of storage units and work surface. Space and plumbing for washing machine. Space for a tumble dryer. Cupboard concealing the gas boiler.

BEDROOM ONE 12'0" x 11'10" max dimensions into the bay (3.67 x 3.61 max dimensions into the bay)

Double-glazed bay window to the front elevation.

BEDROOM TWO 10'2" x 10'1" (3.12 x 3.09)

Double-glazed window to the rear elevation.

SHOWER ROOM 5'10" x 5'8" (1.79 x 1.74)

White modern suite comprising a shower cubicle with shower unit and spray attachment, sink unit with a vanity cupboard beneath and a low level toilet. Vertical towel rail/radiator. Loft hatch. Obscured double-glazed window to the rear elevation.

OUTSIDE

Double gates lead to a tarmac parking and turning area. The front garden is enclosed by mature hedging and walling. There is a lawned and planted area of garden adjacent to the parking area and a path with a gate leads down the far side of the property to a paved patio sitting area adjacent to the rear of the property. The rear garden affords a southerly aspect and is enclosed by timber fencing and mature hedging. There are lawned areas with various shrubs and an uncultivated area at the bottom end of the garden. Please note that the landlords will be undertaking a gardening contract to maintain the garden. The cost of this is yet to be confirmed and will an addition to the £1200 per calendar month rent.

COUNCIL TAX

South Hams District 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.

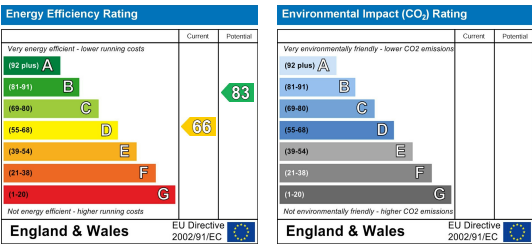
Area Map



Floor Plans



Energy Efficiency Graph



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