



## 46 Barton Road

Plymstock, Plymouth, PL9 9RQ

**£1,200 PCM**



Beautiful modern end-terraced property located opposite Hooe lake with accommodation comprising fitted kitchen, lounge/dining room, 3 bedrooms with master ensuite shower room & family bathroom. Low maintenance rear garden. Allocated parking. Unfurnished. Available early August.



**BARTON ROAD, PLYMSTOCK, PLYMOUTH PL9 9RQ Accommodation (Accommodation)**

Covered entrance with front door into the entrance hall.

**ENTRANCE HALL 12'2" x 3'9" (3.71 x 1.14)**

Storage cupboard with coat hooks, housing the electric meter and security programmer.

**DOWNSTAIRS CLOAKROOM**

Fitted with a 2-piece suite comprising low-level wc and corner wash handbasin with mixer tap and tiled splash-back. Extractor fan. uPVC obscured-glass window.

**KITCHEN 12'2" x 7'6" (3.71 x 2.29)**

Well-fitted with an extensive range of units comprising eye-level wall cupboards with matching base cupboards, and drawers, roll-edged laminate work surfaces and tiled splash-backs. Integrated 1½ drainer stainless-steel sink unit with mixer tap. Integrated 4-ring gas hob with stainless-steel splash-back and stainless-steel extractor canopy over. Electric oven. Fridge-freezer. Washer/dryer. Fitted breakfast bar. Cupboard housing the combination gas boiler which serves the central heating and domestic hot water. uPVC double-glazed window overlooking the front with fabulous view across Hooe Lake and the adjoining estuary.

**LOUNGE/DINER 15'0" x 14'7" (4.57 x 4.45)**

uPVC double-glazed French doors, with uPVC double-glazed side panel windows, opening to the rear garden. Laminate wood-effect floor throughout. Sizeable under-stairs storage cupboard.

**FIRST FLOOR LANDING**

Hatch to insulated roof space. Built-in linen cupboard with slatted shelving and hanging rail.

**MASTER BEDROOM 12'0" going to 13'11" x 8'6" (3.66 going to 4.24 x 2.59)**

uPVC double-glazed window overlooking the rear. 2 free-standing wardrobes and shelving unit.

**ENSUITE SHOWER ROOM 8'5" x 4'4" (2.57 x 1.32)**

Fitted with a 3-piece white suite comprising fully-tiled shower cubicle, pedestal wash handbasin with mixer tap and tiled splash-back and low-level wc. Shaver point. Extractor fan.

**BEDROOM TWO 10'2" x 8'5" (3.10 x 2.57)**

Glass and stainless-steel safety rail to the front of a uPVC double-glazed window enjoying a delightful view across Hooe Lake and the estuary. Free-standing combination wardrobe.

**BEDROOM THREE 8'10" x 6'3" (2.69 x 1.91)**

uPVC double-glazed window overlooking the rear.

**BATHROOM 7'10" x 6'3" (2.39 x 1.91)**

Fitted with a 3-piece white suite comprising panel bath with fully-tiled surround, mixer tap with direct-feed shower and shower screen, pedestal wash handbasin with mixer tap and tiled splash-back and low-level wc. Extractor fan. Obscured-glass uPVC double-glazed window.

**OUTSIDE**

To the front there is an area laid to lawn. The easy-to-maintain rear garden is fully-enclosed and level with timber fencing to 2 sides and a feature decorative stone wall with timber fencing above. The garden is laid to stone chippings with an area of decking for table and chairs and a paved patio. A timber gate provides side access from the rear. Close by there are 2 private allocated parking spaces.

**COUNCIL TAX**

Plymouth City Council  
Council tax band D

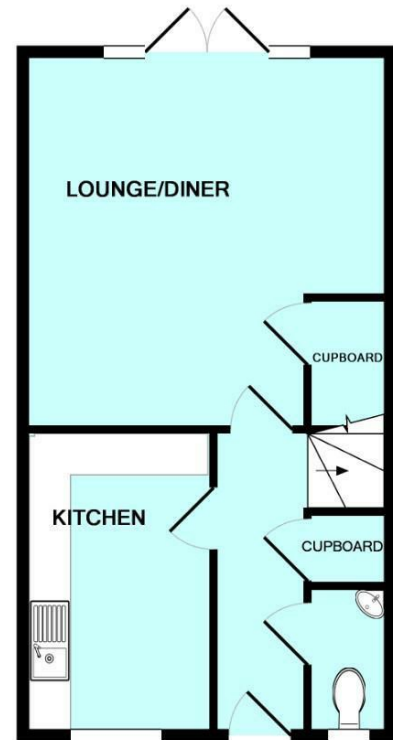
**Rental holding deposit**

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.

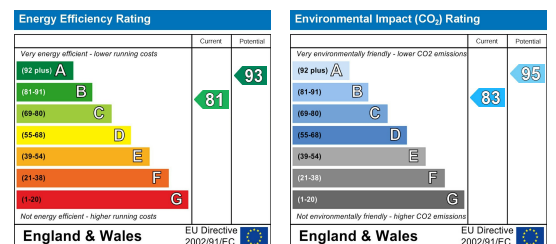
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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