



11a Rocky Park Road

Plymstock, Plymouth, PL9 7DQ

£1,400 Per Calendar Month



Available now for long-term rental - individually-designed, detached contemporary home, ideal for a discerning tenant, with beautifully-presented accommodation including a large open plan living room with kitchen with bi-folding glass doors opening onto a balcony. There are 3 double bedrooms, a master ensuite shower room & walk-in wardrobe plus family bathroom. Paved driveway. Enclosed low-maintenance rear garden.



1A ROCKY PARK ROAD, PLYMSTOCK, PL9 7DQ Accommodation (Accommodation)

Front door, with obscured double-glazing, opens into the entrance hall.

ENTRANCE HALL 7'10" x 7'8" (2.39 x 2.34)

Oak floor. Inset LED lighting. Staircase ascends to the first floor whilst doorways provide access to the ground floor.

BEDROOM ONE 17'8" x 13'2" (5.38 x 4.01)

A generous double bedroom with a uPVC double-glazed window to the front elevation. Inset LED lighting. Door opens into a walk-in wardrobe (5' 9" x 5' 3") whilst a separate door leads to the ensuite shower room.

ENSUITE SHOWER ROOM 6'10" x 5'3" (2.08 x 1.60)

Fitted with a large walk-in shower with fixed glass screen and built-in shower system, wall-hung wash handbasin and wc. Partly-tiled walls. Tiled floor. uPVC obscured double-glazed window to the side elevation. Chrome ladder-style radiator/towel rail. Extractor. Inset LED lighting.

UTILITY ROOM 10'8" x 7'10" (3.25 x 2.39)

Work surface with storage cupboard. Space for free-standing appliances and a storage area under the stairs. Gas boiler. Consumer unit. Inset LED lighting. Tiled floor with a tiled skirting.

OPEN PLAN LIVING ROOM & KITCHEN 26'1" x 21'0" (7.95 x 6.40)

A stunning first-floor room with a vaulted ceiling and oak floor throughout. To the front there are bi-folding uPVC double-glazed doors which open onto a balcony, providing fabulous views towards Plymouth. In addition there are 2 uPVC double-glazed windows to both side elevations. The kitchen is fitted with contemporary cabinets with a grey finish and contrasting silestone work surfaces. Inset stainless-steel 1½ bowl sink unit with a routed drainer. Integral Smeg dishwasher. Integral fridge/freezer. Built-in Neff oven and microwave. Inset Neff hob with a Neff cooker hood above.

BEDROOM TWO 12'5" x 10'5" (3.78 x 3.18)

uPVC double-glazed window to the rear elevation. Vaulted ceiling.

BEDROOM THREE/OPTIONAL SITTING ROOM 12'5" x 10'7" (3.78 x 3.23)

Oak floor. uPVC double-glazed doors open onto the rear garden. Vaulted ceiling.

FAMILY BATHROOM 6'11" x 6'1" (2.11 x 1.85)

White suite comprising bath with built-in shower system over and glass screen, wall-hung basin with a tiled splash-back and wc. Over the basin is a mirror with integral lighting. Partly-tiled walls. Tiled floor. uPVC obscured double-glazed window to the side elevation. Extractor. Vaulted ceiling.

OUTSIDE

To the front there is a brick-paved driveway providing off-road parking for at least 2 vehicles. To the rear there is a private enclosed garden which has a southerly aspect and is laid to granite paving plus an area of manmade lawn.

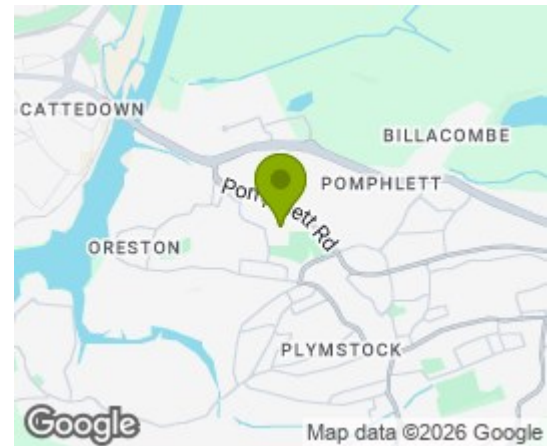
COUNCIL TAX

Plymouth City Council
Council tax band D

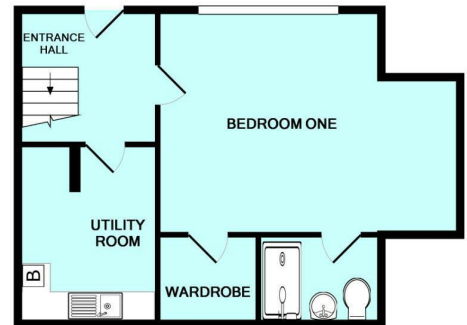
Rental holding deposit

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.

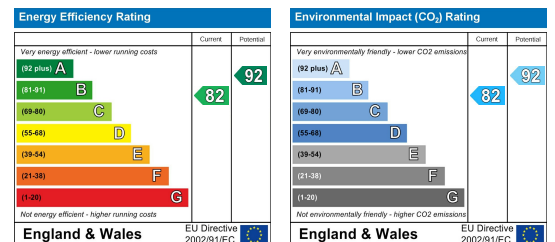
Area Map



Floor Plans



Energy Efficiency Graph



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