



3 Afflington Road

Saltram Meadow, Plymouth, PL9 7GH

£1,400 Per Calendar Month



A modern semi-detached house with accommodation briefly comprising lounge, kitchen/dining room, downstairs cloakroom/wc, 3 bedrooms, family bathroom & master ensuite shower room. Lawned rear garden. Adjacent driveway & single garage. Double-glazing & central heating.



AFFLINGTON ROAD, SALTRAM MEADOW, PL9 7GH

ACCOMMODATION

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

ENTRANCE HALL

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 5'6" x 3'2" at widest points (1.69 x 0.99 at widest points)

Low level toilet and sink unit.

LOUNGE 11'11" x 14'5" at widest points (3.64 x 4.40 at widest points)

Double-glazed window to the front elevation. Under-stairs storage cupboard. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 15'2" x 8'10" incl kitchen units (4.64 x 2.70 incl kitchen units)

Series of white matching eye-level and base units with rolled-edge work surfaces. Inset stainless-steel single drainer one-&-half bowl sink unit with mixer tap. Built-in 4-ring electric hob with an electric oven beneath. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge-freezer. Double-glazed window to the rear elevation. Door leading out to the garden.

FIRST FLOOR LANDING

Loft hatch. Built-in storage cupboard. Doors providing access to the first floor accommodation.

BEDROOM ONE 11'11" x 9'6" (3.64 x 2.91)

Double-glazed window to the front elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'2" x 5'4" (1.88 x 1.63)

White modern suite comprising a corner shower cubicle with shower screen, shower unit and spray attachment, low level toilet and pedestal wash basin. Vertical towel rail/radiator. Double-glazed window to the front elevation.

BEDROOM TWO 9'2" x 7'7" (2.80 x 2.32)

Double-glazed window to the rear elevation.

BEDROOM THREE 7'7" x 5'9" (2.32 x 1.76)

Double-glazed window to the rear elevation.

BATHROOM 5'10" x 5'11" (1.79 x 1.82)

White modern suite comprising a panel bath with mixer tap and shower screen, low level toilet and sink unit. Obscured double-glazed window to the side elevation.

OUTSIDE

To the rear of the property there is a lawned enclosed garden. A side gate leads onto a path. Adjacent to the property is a single garage and driveway. The garage has an up-&-over door to the front.

AGENT'S NOTE

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.

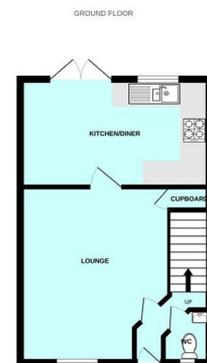
COUNCIL TAX

Plymouth City Council
Council tax band C

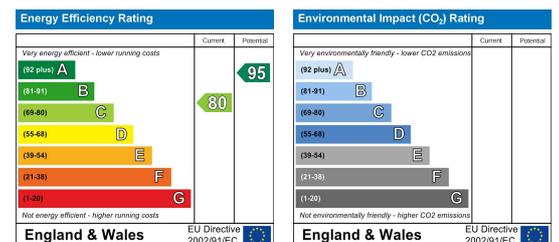
Area Map



Floor Plans



Energy Efficiency Graph



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