



## 22 Trevoze Way

Efford, Plymouth, PL3 6PF

**£925 Per Calendar Month**



VIEWING DAY FULL Available from June is this lovely modern mid-terraced property. It is located in a good cul-de-sac location & the accommodation briefly comprises a modern fitted kitchen, lounge/dining room, conservatory, 2 bedrooms & modern bathroom. Rear garden & allocated residents' parking to the front. Double-glazing & gas central heating.



## TREVOSE WAY, EFFORD, PL3 6PF

### ACCOMMODATION

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

### ENTRANCE PORCH

Built-in cloak cupboard. Inner door leading into the lounge/dining room.

### LOUNGE/DINING ROOM 16'0" x 9'10" (4.88 x 3.01)

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. 'Living Flame' gas fire. Double-glazed window to the rear elevation. Double doors leading into the conservatory. Doorway opening into the kitchen.

### KITCHEN 8'9" x 7'7" incl kitchen units (2.67 x 2.32 incl kitchen units)

Series of modern matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Space and plumbing for washing machine. Space for fridge-freezer. Double-glazed window to the front elevation.

### CONSERVATORY 10'7" x 7'7" (3.25 x 2.32)

Pitch polycarbonate roof. Wood-effect laminate floor. Power and light. Double-glazed windows to 3 elevations. Doorway leading out to the rear garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in cupboard with slatted shelving and housing the gas boiler. Loft hatch. Double-glazed window to the front elevation.

### BEDROOM ONE 8'2" x 12'1" to wardrobe rear (2.50 x 3.70 to wardrobe rear)

Built-in mirror-fronted wardrobe. Laminate floor. Double-glazed window to the rear elevation.

### BEDROOM TWO 7'10" x 7'5" (2.39 x 2.27)

Double-glazed window to the rear elevation.

### BATHROOM 6'5" x 5'6" plus door recess (1.97 x 1.68 plus door recess)

White suite comprising a panel bath with mixer tap, spray attachment, tiled area surround and shower screen, low level toilet and pedestal wash basin with mixer tap. Vertical towel rail/radiator. Laminate floor. Obscured double-glazed window to the front elevation.

### OUTSIDE

To the front there is a gravelled and planted front garden area together with an outside storage cupboard. At the rear of the property there is a fenced-enclosed garden which is mainly laid to lawn. There is a small planted area, rotary washing line and a storage unit.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### Rental holding deposit

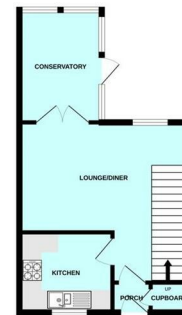
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map

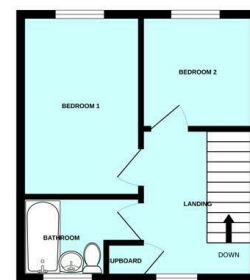


## Floor Plans

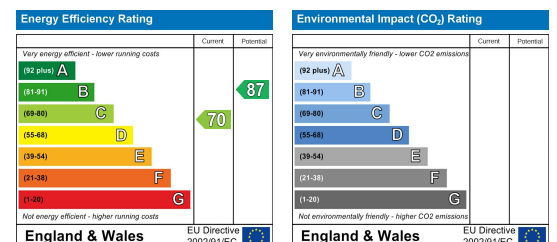
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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