



## 30 College Dean Close

Derriford, Plymouth, PL6 8BP

**£1,400 Per Calendar Month**



Available from August 2026 is this lovely 3-bedroom end-terraced property which enjoys refurbished accommodation throughout. The accommodation comprises 3 bedrooms and a modern bathroom upstairs, whilst on the ground floor is the lounge and good-sized kitchen/dining room. Lovely enclosed garden to the rear. 2 allocated parking spaces adjacent to the side of the property.



COLLEGE DEAN CLOSE, DERRIFORD, PL6 8BP

ACCOMMODATION

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

ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor. Laminate floor.

LOUNGE 14'5" x 11'8" (4.40 x 3.56)

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

KITCHEN/DINING ROOM 14'10" x 10'2" incl kitchen units (4.53 x 3.12 incl kitchen units)

Within the kitchen area there is a series of matching eye-level and base units with work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring electric hob with an electric oven beneath. Built-in dishwasher. Space for a washing machine. Space for a fridge-freezer. Double-glazed window to the rear elevation. In the dining area, double-glazed sliding patio doors lead out onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard housing the boiler.

BEDROOM ONE 14'10" x 8'8" (4.54 x 2.66)

A good-sized main bedroom. Double-glazed window to the front elevation.

BEDROOM TWO 7'4" x 7'5" (2.26 x 2.28)

Double-glazed window to the rear elevation.

BEDROOM THREE 7'8" x 7'3" (2.34 x 2.21)

Double-glazed window to the rear elevation.

BATHROOM

A lovely contemporary modern suite comprising a bath with a tiled area surround and shower unit with spray attachment, sink unit and a low level toilet. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the front of the property, there is a lawned open-plan area. To the rear, is a fenced enclosed garden with a paved area leading to raised flower beds and a lawned section. A side gate leads out to the 2 allocated parking spaces. Please note that there is also an electric car charging point at the rear, adjacent to the rear gate.

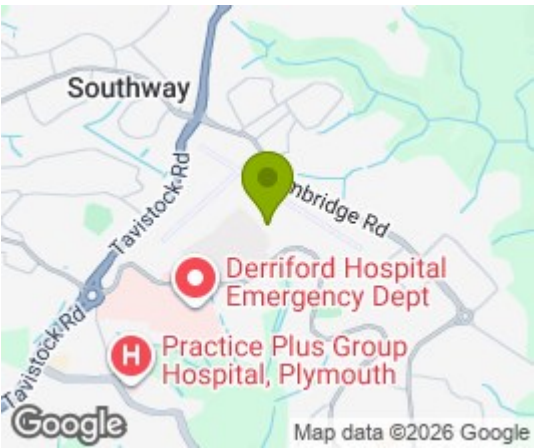
COUNCIL TAX

Plymouth City Council  
Council tax band C

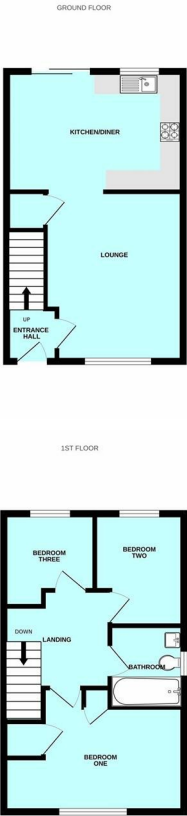
Rental holding deposit

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.

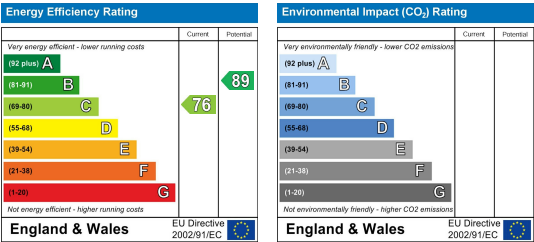
Area Map



Floor Plans



Energy Efficiency Graph



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