



62 Barton Road

Plymstock, Plymouth, PL9 9RQ

£1,450 Per Calendar Month



Well-appointed modern 3-storey family home overlooking Hooe Lake available from April 2023 for long-term rental. Unfurnished accommodation comprising open-plan kitchen/dining room, first floor lounge with balcony, 3/4 bedrooms, family bathroom, ensuite shower room & separate wc. 2 allocated parking spaces. Low maintenance rear garden.



62 BARTON ROAD, PLYMSTOCK PL9 9RQ

ACCOMMODATION

Part-glazed door leading to the entrance hall.

ENTRANCE HALL

Built-in cloak cupboard housing the gas boiler. Stairs rising to the first floor accommodation. Laminate floor. Door leading to the wc.

WC

Low-level toilet and sink unit. Radiator. Built-in extractor. Laminate floor.

BEDROOM 4/STUDY 9'2" x 6'1" (2.81 x 1.86)

Double-glazed window to the front elevation. Range of built-in office furniture including desk, storage units and work surfaces. Laminate floor.

KITCHEN/FAMILY DINING ROOM 20'0" x 12'10" maximum (6.10 x 3.92 maximum)

Within the kitchen area there is a series of matching eye level and base units with rolled-edge work surfaces. Inset single drainer one-&-a-half bowl sink unit with mixer tap. Built-in gas hob with electric oven beneath and extractor hood above. Integrated washing machine. Integrated fridge and freezer. Integrated dishwasher. There is a good size living area. Under-stairs storage cupboard. Laminate floor. Double doors leading out onto the garden.

FIRST FLOOR LANDING

Doors leading to the first floor accommodation.

BEDROOM ONE 10'9" x 9'11" to wardrobe face (3.30 x 3.03 to wardrobe face)

Along one wall there is a range of full-length wardrobes providing storage and hanging. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'1" x 5'1" (2.16 x 1.56)

White modern suite comprising low-level toilet, sink unit and shower cubicle. Radiator. Built-in extractor.

LOUNGE 12'10" x 11'11" narrowing to 10'2" (3.92 x 3.65 narrowing to 3.11)

Double-glazed window. Double doors providing access onto a front balcony with fantastic views over Hooe Lake and the local district.

SECOND FLOOR LANDING

Doors giving access to the second floor accommodation.

BEDROOM THREE 10'10" x 11'2" to wardrobe face (3.32 x 3.42 to wardrobe face)

Window to the rear elevation. Built-in wardrobes. Built-in cupboard with hot water cylinder.

FAMILY BATHROOM 6'4" x 5'10" (1.95 x 1.80)

Modern suite comprising low-level toilet, sink unit and bath. Radiator. Built-in extractor.

BEDROOM TWO 12'11" x 7'5" (3.94 x 2.27)

Window and Velux style window to the front elevation. Built-in storage cupboard.

OUTSIDE

At the front there is a planted low maintenance garden. To the rear there is a fence enclosed garden laid to patio and a gate leading to the rear parking area with 2 tandem numbered parking spaces.

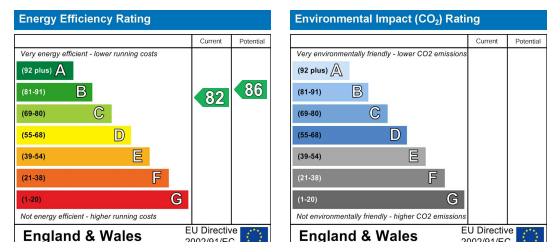
Area Map



Floor Plans



Energy Efficiency Graph



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