



## 25 Lych Close

Turnchapel, Plymouth, PL9 9UB

**£725 Per Calendar Month**



Available now is this lovely ground floor purpose-built studio flat located in the popular Turnchapel area of Plymstock & enjoys views across Hooe Lake towards the Cattewater & Dartmoor in the distance. The accommodation comprises a living room/bedroom area, modern fitted kitchen & modern shower room. Double-glazing & electric heating. Use of the communal gardens & residents parking.



## LYCH CLOSE, TURNCHAPEL, PL9 9UB

### ACCOMMODATION

Access to the flat is gained via the communal entrance, with a solid entrance door leading into an entrance lobby area of the flat.

### ENTRANCE LOBBY AREA

Consumer unit. Doors providing access to the accommodation.

### SHOWER ROOM 5'2" x 4'6" (1.60 x 1.39)

White modern suite comprising a corner shower cubicle with shower unit and spray attachment, pedestal wash basin and a low level wc. Vertical towel rail/radiator. Built-in extractor fan.

### LIVING AREA 10'2" x 10'1" (3.11 x 3.09)

Box-bay double-glazed window to the rear elevation with a lovely outlook towards Hooe Lake, the Cattewater, Plymstock and Dartmoor in the distance. Vertical wall-mounted radiator. Built-in storage cupboard housing the water heater. Opening leading into the bedroom area. Archway from the living area leading to the kitchen.

### BEDROOM AREA 6'10" x 5'2" (2.10 x 1.60)

Window to the rear elevation. Mirror-fronted built-in wardrobe.

### KITCHEN 9'9" x 5'2" incl kitchen units (2.99 x 1.59 incl kitchen units)

Series of white gloss matching eye-level and base units with black rolled-edge work surfaces and white tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Built-in electric hob and oven. Space and plumbing for washing machine. Space for a fridge-freezer. Double-glazed window to the side elevation.

### OUTSIDE

Communal lawned garden area. Residents parking.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

### Rental holding deposit

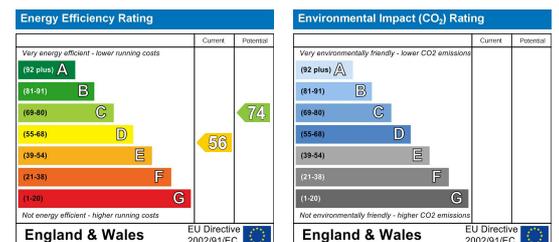
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

### Area Map



### Floor Plans

### Energy Efficiency Graph



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