



## 26 Greenhill Road

Staddiscombe, Plymouth, PL9 9FD

**£975 Per Calendar Month**



Available now on a long-term basis is this lovely modern family home. It is unfurnished & has accommodation comprising fitted kitchen with built-in appliances, lounge/dining room, 3 bedrooms, family bathroom & master ensuite shower room. Lovely low maintenance gardens & a garage in a nearby block. Strictly no pets & no smoking.



## 26 GREENHILL ROAD, STADDISCOMBE, PLYMOU

### ACCOMMODATION

Door leading into the entrance hall.

### ENTRANCE HALL

Stairs leading to the first floor. Door leading to the separate wc.

### SEPARATE WC 6'10" x 3'2" (2.10 x 0.99)

Fitted with a low-level wc and pedestal wash handbasin. Obscured double-glazed window to the front.

### KITCHEN/BREAKFAST ROOM 10'9" x 8'8" (3.28 x 2.65)

Fitted with a range of matching eye-level and base units with roll-edged work surfaces. Inset single-drainer single-bowl sink unit with mixer tap. Built-in appliances including fridge/freezer, electric oven, gas hob and built-in dishwasher. The washing machine in situ will also be included in the sale price of the property. Wall-mounted gas boiler. Double-glazed window to the front.

### LOUNGE/DINING ROOM 16'0" x 13'10" (4.89 x 4.24)

Double doors leading out onto the rear garden. Walk-in storage cupboard beneath the stairs providing very useful storage. Window to the rear.

### FIRST FLOOR LANDING

Loft hatch with folding loft ladder. Built-in cupboard with shelving.

### BEDROOM ONE 9'10" x 9'2" (3.02 x 2.81)

Double-glazed window to the rear. Mirror-fronted built-in wardrobes. Door opening to the ensuite shower room.

### ENSUITE SHOWER ROOM 4'5" x 4'0" (excluding shower cubicle) (1.37 x 1.24 (excluding shower cubicle))

Fitted with a corner shower cubicle with tiled surround, shower unit with spray attachment, pedestal wash handbasin and low-level wc. Built-in extractor.

### BEDROOM TWO 9'11" x 9'2" (3.03 x 2.81)

Double-glazed window to the front.

### BEDROOM THREE 7'10" x 6'6" (2.4 x 2.0)

Double-glazed window to the rear.

### BATHROOM 6'11" x 6'6" (2.11 x 1.99)

White modern suite comprising panel bath with shower spray attachment above and tiled surround, low-level wc and pedestal wash handbasin. Obscured double-glazed window to the front.

### GARAGE 17'7" x 8'1" (5.36 x 2.48)

Up-&-over door to the front. Window to the rear.

### OUTSIDE

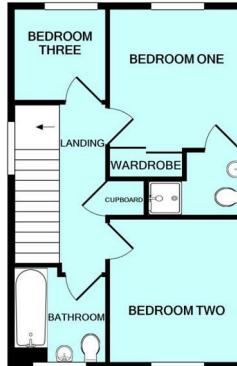
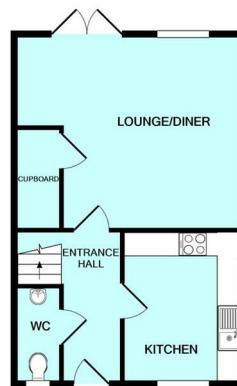
To the front there is a gravelled and planted garden. The rear garden is enclosed by timber fencing and is designed for low maintenance with an area in one corner comprising a small raised decked section. The remainder of the garden is laid to gravel and a few paving slabs. Rear gate providing access to the parking area where the garage is located. Private parking space in front. Arch adjacent to the house providing access into the private residents' parking area.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



### Energy Efficiency Graph

