



## 9 Polperro Place

Pennycross, Plymouth, PL2 3EG

**£1,200 Per Calendar Month**



Available from early March 2024 is this lovely end-terraced modern house located in a popular central part of Plymouth. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, kitchen, lounge/dining room, 3 bedrooms, master ensuite shower room & family bathroom. Enclosed lawned rear garden & off-road parking for 2 cars to the front.



## POLPERRO PLACE, PENNYCROSS, PL2 3EG

### ACCOMMODATION

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

### ENTRANCE HALL

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. Door leading to the downstairs cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC 6'2" x 3'7" (1.88 x 1.1)

Fitted with a low level toilet and pedestal wash basin.

### KITCHEN 11'3" x 10'0" (3.45 x 3.07)

Range of matching eye-level and base units with rolled-edge work surfaces. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath. Space for fridge-freezer. Space and plumbing for washing machine and dishwasher. Please note that the dishwasher in situ will not be replaced if fails during the tenancy. Wall-mounted gas boiler. Double-glazed window to the front elevation.

### LOUNGE/DINING ROOM 11'10" x 15'7" (3.63 x 4.75)

Full-length double-glazed windows and French-style double doors providing a pleasant outlook and access onto the garden.

### FIRST FLOOR LANDING

Loft hatch. Doors providing access to the first floor accommodation.

### BEDROOM THREE 12'2" x 6'5" (3.73 x 1.97)

Double-glazed window to the rear elevation.

### BEDROOM TWO 10'10" x 8'9" (3.32 x 2.68)

Double-glazed window to the rear elevation.

### BATHROOM 6'7" x 5'7" (2.03 x 1.71)

White modern suite comprising a panel bath with twin hand grips and mixer tap with spray attachment, pedestal wash basin and low level toilet. Vertical towel rail/radiator.

### BEDROOM ONE 9'8" to wardrobe face x 11'8" to door recess (2.96 to wardrobe face x 3.57 to door recess)

Mirror-fronted wardrobe to one wall with storage and hanging space. Double-glazed window to the front elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'9" x 5'6" (1.77 x 1.69)

Comprising a Quadrant-style corner shower with curved shower screen doors and shower unit with a spray attachment, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the front elevation.

### OUTSIDE

At the front of the property there is off-road parking for 2 vehicles. A path leads to the main front entrance. There is access down the side through a gate leading to the rear garden. The rear garden is enclosed by timber fencing. There is a gravelled and patio area adjacent to the rear of the property together with a flower bed. Beyond this is a lawned area with a further patio with timber shed at the end of the garden which will not be replaced during the tenancy. A gate leads out to the pedestrian rear access.

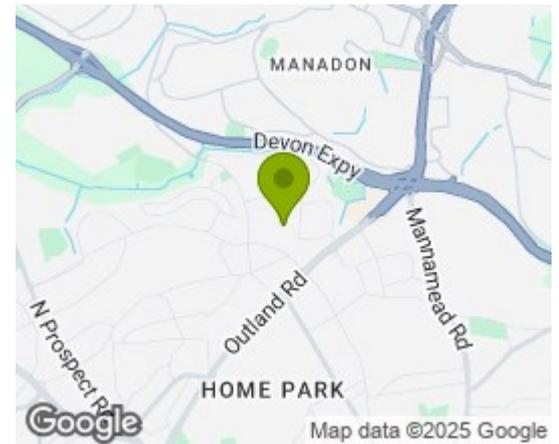
### COUNCIL TAX

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

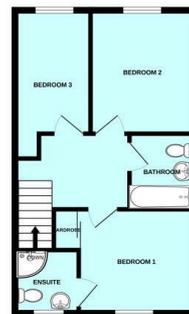


## Floor Plans

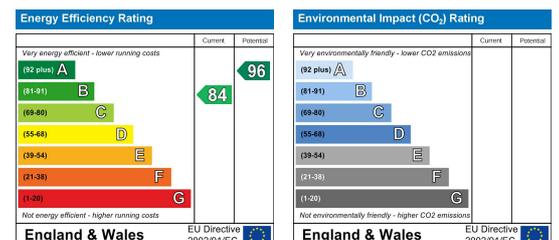
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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