



## 291 Dean Cross Road

Plymstock, Plymouth, PL9 7AZ

**£1,450 Per Calendar Month**



Beautifully-presented older-style semi-detached property with accommodation briefly comprising 3 bedrooms, family bathroom, lovely extended ground floor accommodation including a feature lounge, kitchen/dining room & separate downstairs cloakroom/WC. Ample off-road parking to the front & garage. Lovely southerly-facing enclosed rear garden. Available unfurnished on a long-term basis.





DEAN CROSS ROAD, PLYMSTOCK, PL9 7AZ

ACCOMMODATION

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

ENTRANCE HALL 15'5 x 5'9 incl stairs (4.70m x 1.75m incl stairs)

Exposed timber floor. Under-stairs storage cupboard housing the gas boiler. Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC

Low level toilet and sink unit. Tiled floor. Built-in extractor fan. Window to the rear elevation.

LOUNGE 26'7 into bay x 11'5 (8.10m into bay x 3.48m)

This room could be utilised as a lounge/dining room if so required. 2 fireplaces. Exposed timber floor. Double-glazed bay window to the front elevation. Opening overlooking the kitchen/dining room.

KITCHEN/DINING ROOM 20'10 x 13' (6.35m x 3.96m)

A lovely light, bright open space with vaulted ceiling. 2 Velux roof windows to the rear elevation. Bi-folding doors opening to the rear patio providing a view of the garden. Within the kitchen area there is a free-standing gas range cooker with a stainless-steel splash-back and double-sized extractor hood which will be included in the tenancy. Wooden work surfaces with tiled splash-backs. Island unit with stainless-steel work surface and drainer. Built-in dishwasher.

FIRST FLOOR LANDING

Double-glazed window to the side elevation. Loft hatch, please note this may well be locked and not used for the tenancy. Doors providing access to the first floor accommodation.

BATHROOM 7'7 x 5'8 (2.31m x 1.73m)

Comprising a bath with tiled area surround, shower unit with spray attachment, small shower screen and rail, low level toilet and a pedestal wash basin with mixer tap. Vertical towel rail/radiator. Cupboard with shelving. Obscured double-glazed window to the rear elevation.

BEDROOM TWO 12'9 x 11'7 at widest point (3.89m x 3.53m at widest point)

Double-glazed window to the rear elevation with a lovely open aspect over local rooftops and views towards Burrow Hill and the surrounding district.

BEDROOM ONE 13'5 into bay x 11'8 (4.09m into bay x 3.56m)

Double-glazed bay window to the front elevation.

BEDROOM THREE 7'11 x 5'9 (2.41m x 1.75m)

Double-glazed window to the front elevation.

OUTSIDE

To the front of the property there is a hedged enclosed gravelled front area with ample parking together with some trees and bushes. The rear garden is southerly-facing and gently sloping with a good-sized patio area adjacent to the rear of the property leading to a further lawned section of garden beyond which is a further planted section with a shed. There are a number of mature shrubs and trees.

COUNCIL TAX

Plymouth City Council  
Council tax band D

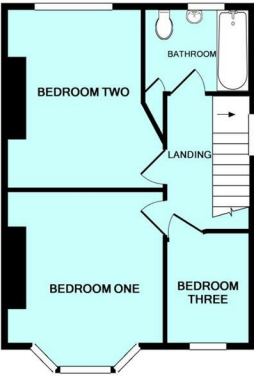
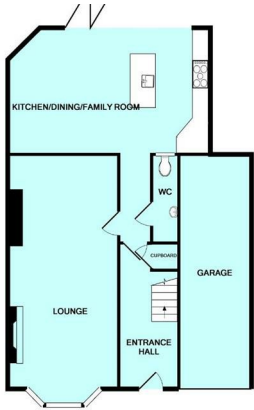
Rental holding deposit

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.

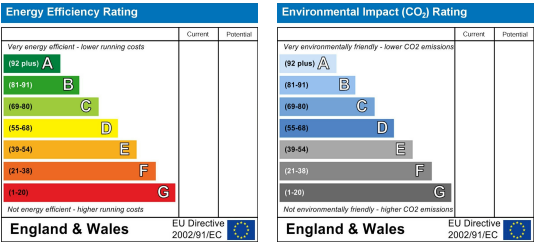
Area Map



Floor Plans



Energy Efficiency Graph



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