



## 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 9'9 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

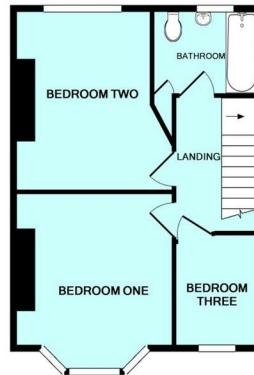
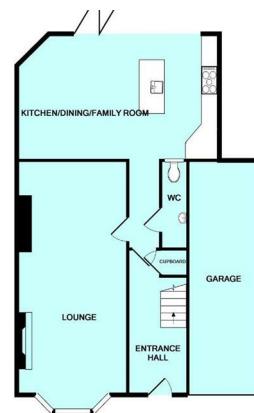
### Rental holding deposit

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.

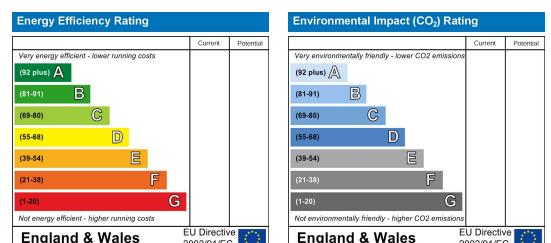
### Area Map



### Floor Plans



### Energy Efficiency Graph



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