



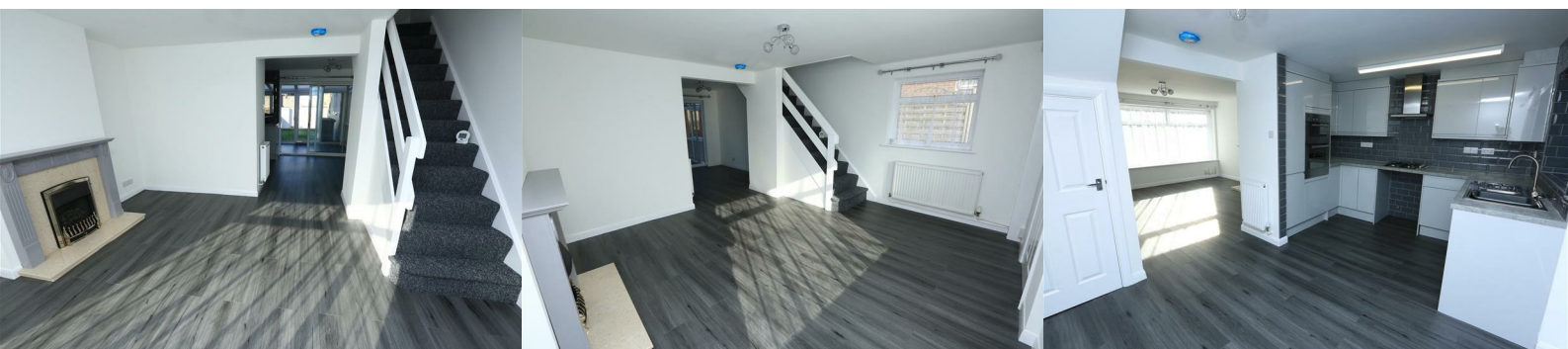
28 Moorland Drive

Plympton, Plymouth, PL7 2BZ

£1,200 PCM



Available now on a long-term basis - refurbished semi-detached family property, conveniently located for local amenities with unfurnished accommodation comprising kitchen/dining room, lounge, conservatory, 3 bedrooms & modern shower room. Low-maintenance gardens. Driveway & garage.



28 MOORLAND DRIVE, PLYMPTON, PLYMOUTH PL7 2BZ

ACCOMMODATION

Obscured double-glazed sliding door leading into the entrance porch.

ENTRANCE PORCH 6'5" x 3'7" (1.98 x 1.11)

Built-in storage cupboard housing the electric meter and fuse box. Door leading into the lounge.

LOUNGE 14'8" x 13'3" (4.49 x 4.04)

Double-glazed windows to the front and side elevations. Stairs rising to the first floor accommodation. Inset 'Living Flame' gas fire with moulded fire surround. Wood-effect laminate floor extending throughout the lounge, into the kitchen/dining room and conservatory. Open access into the kitchen/dining room.

KITCHEN/DINING ROOM 14'8" x 9'11" (4.49 x 3.03)

Under-stairs storage cupboard housing the gas meter. The kitchen area is fitted with a range of contemporary matching eye-level and base units with bevelled-edged tiled splash-backs. Inset single-drainer one-&-a-half bowl stainless-steel sink unit with mixer tap. Built-in 4-ring gas hob. Space and plumbing for a dishwasher. Built-in electric double oven and grill. Built-in extractor fan. Under-counter lighting. Double-glazed window to the rear. Sliding double-glazed patio doors leading out to the rear conservatory.

CONSERVATORY 11'8" x 7'2" (3.58 x 2.19)

Mono-pitched polycarbonate roof. Double-glazed windows to 3 elevations with tilt-&-turn sliding door leading out to the rear garden. Work surface with storage beneath. Space and plumbing for washing machine.

FIRST FLOOR LANDING

Loft hatch with folding ladder. Double-glazed window to the side elevation. Doors leading to the first floor accommodation.

SHOWER ROOM 5'10" x 5'5" (1.79 x 1.66)

Quadrant-style shower cubicle, sink unit with vanity cupboard beneath and low-level wc. Fully-tiled walls. Vertical towel rail/radiator. Obscured double-glazed window to the rear.

BEDROOM TWO 9'4" x 8'7" excl built-in furniture (2.87 x 2.62 excl built-in furniture)

Excluding the range of built-in bedroom furniture comprising mirror-fronted wardrobes, storage units and bedside cabinet. Double-glazed window to the rear.

BEDROOM ONE 14'5" x 8'4" excl built-in furniture (4.41 x 2.56 excl built-in furniture)

Double-glazed window to the front. Range of built-in bedroom furniture including mirror-fronted wardrobes, storage units, bedside units and built-in dressing table with drawer space.

BEDROOM THREE 10'1" x 6'0" (3.09 x 1.85)

Double-glazed window to the front. Built-in wardrobe.

OUTSIDE

To the front of the property there is an open plan area laid to lawn. A driveway extends down the side of the property through to the rear. The rear garden is enclosed by block walling and timber fencing with raised, planted border, artificial grass and a paved sitting area.

GARAGE

Up-&-over door to the front. Window and door to the side.

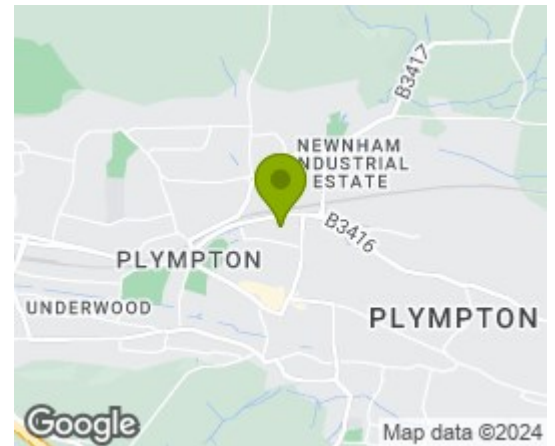
Rental holding deposit

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.

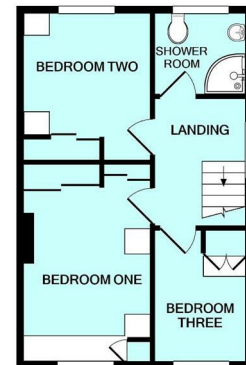
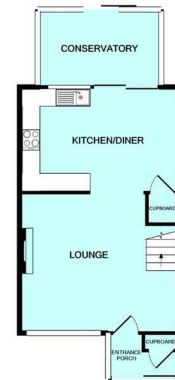
COUNCIL TAX

Plymouth City Council
Council tax band C

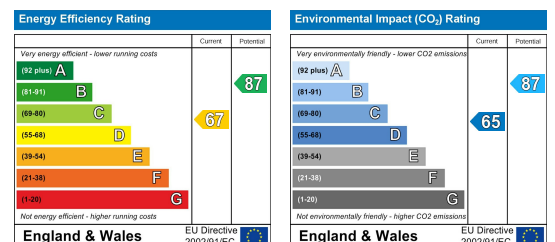
Area Map



Floor Plans



Energy Efficiency Graph



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