



## 107B Barton Avenue

Keyham, Plymouth, PL2 1NZ

**£900 Per Calendar Month**



Available from June 2024 is this lovely modernised property. Unfurnished accommodation available on a long-term basis. The accommodation briefly comprises 2 bedrooms & shower room on the first floor & an open-plan kitchen/dining/living room on the ground floor. Private courtyard to the rear. Double-glazing & gas central heating.





BARTON AVENUE, KEYHAM, PL2 1NZ

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the main kitchen/dining/living room.

KITCHEN/DINING/LIVING ROOM 26'8" x 10'4" at widest points (8.14 x 3.15 at widest points)

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. Within the kitchen area there is a series of modern matching eye-level and base units with wooden work surfaces. Inset single drainer single bowl sink unit with mixer tap. Built-in electric hob with an electric oven beneath. Laminate floor. uPVC double-glazed window to the front elevation. Double doors leading to the rear porch.

REAR PORCH

Space and plumbing for a washing machine. Double doors leading out to the rear shared access, which in turn leads to the courtyard.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

BEDROOM ONE 10'3" x 9'5" at widest points (3.14 x 2.89 at widest points)

Double-glazed window to the rear elevation.

BEDROOM TWO 10'2" x 12'7" at widest points (3.11 x 3.86 at widest points)

An usual shaped room. Double-glazed window to the front elevation.

SHOWER ROOM 8'2" x 3'10" (2.50 x 1.19)

Modern suite comprising a shower cubicle, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator.

OUTSIDE

To the rear of the property there is shared passageway leading to a gate. The gate opens to the enclosed courtyard, which has built-in seating.

COUNCIL TAX

Plymouth City Council  
Council tax band A

Rental holding deposit

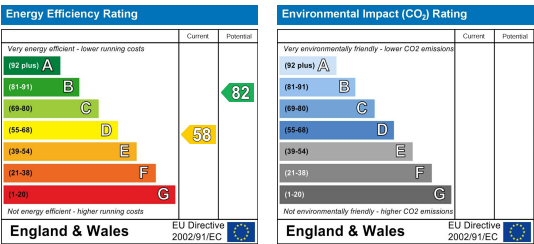
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



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