



## 17 The Hollows

Elburton, Plymouth, PL9 8TX

**£1,500 PCM**



Detached family home with unfurnished accommodation - available November 2024 & briefly comprising 2 receptions, kitchen/breakfast room, downstairs wc, utility & garage store, 4 bedrooms, master ensuite shower room & family bathroom. Off-road parking. Enclosed rear garden. uPVC double-glazing & gas central heating.



17 THE HOLLOW, ELBURTON, PLYMOUTH PL9 8TX Accommodation (Accommodation)

Covered entrance with uPVC door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Under-stairs storage cupboard. Wood-effect laminate floor which extends into the dining room. Door into the dining room.

DINING ROOM 13'3" x 11'1" (4.04 x 3.38)

Double-glazed window to the front. Feature fireplace with inset 'Living Flame' gas fire. PLEASE NOTE: this fire is not in operation. Double doors leading into the lounge.

LOUNGE 19'7" x 10'9" (5.97 x 3.28)

Vaulted ceiling. Bi-folding doors providing outlook and access onto the rear patio and garden. Continuation of the wood-effect laminate floor. Under-floor heating. Inset spotlighting. Door returning into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13'0" at widest points x 15'9" n (3.96 at widest points x 4.80 (3.98 x 4.81) n)

Series of modern matching eye-level and base units with beech-effect laminate work surfaces and inset single-drainer 1½ bowl stainless-steel sink unit with mixer tap. Built-in 5-ring gas hob. Electric double oven and grill. Space and plumbing for a dishwasher. Space for under-counter fridge. Wall-mounted gas boiler. Stable-style uPVC part double-glazed door giving access to the side and rear. Door leading into the wc.

DOWNSTAIRS WC 5'2" x 3'2" (1.57 x 0.97)

Obscured double-glazed window to the side. White low-level toilet and pedestal wash handbasin.

FIRST FLOOR LANDING

Loft hatch. Built-in airing cupboard housing the factory-lagged hot water cylinder.

BEDROOM ONE 12'10" x 10'5" (12'11" x 10'6") (3.91 x 3.18 (3.93 x 3.19))

Double-glazed window to the front. Range of built-in bedroom furniture including full-length hanging wardrobes, dressing table, bedside units and chest-of-drawers. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM 6'3" x 5'1" (1.91 x 1.55)

White modern suite including built-in shower cubicle with tiled area surround, shower unit with spray attachment, sink unit with tiled splash-backs, vanity cupboard beneath and low-level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the front elevation.

BEDROOM THREE 10'6" x 9'2" (3.20 x 2.79 (3.21 x 2.80))

Double-glazed window to the rear. Built-in bedroom furniture including full-length wardrobes, chest-of-drawers, display shelving, head-height storage units and further storage units beneath the built-in bed.

FAMILY BATHROOM 6'6" x 5'10" (1.98 x 1.78 (1.99 x 1.79))

White modern suite including panel bath with mixer tap, shower attachment and tiled area surround, pedestal wash handbasin with tiled splash-backs and low-level toilet. Obscured double-glazed window to the rear. Vertical towel rail/radiator.

BEDROOM FOUR 10'10" x 8'9" narrowing to 5'6" (3.30 x 2.67 narrowing to 1.67)

Double-glazed window to the rear.

BEDROOM TWO 4.52 x 1.98 (4.53 x 2.66)

Double-glazed window to the front. Range of built-in bedroom furniture including a desk, storage units and full-length wardrobe.

OUTSIDE

To the front of the property there is a drive providing off-road parking for 2 vehicles, with adjacent open plan lawned areas. A gate opens to the side of the property where there is a side door leading to the utility room. To the rear the garden is enclosed and laid to lawn with a planted raised border and a generous patio area.

INTEGRAL GARAGE/STORE 9'2" x 8'3" (2.79 x 2.51 (2.80 x 2.54))

A useful storage area with an up-&-over door to the front.

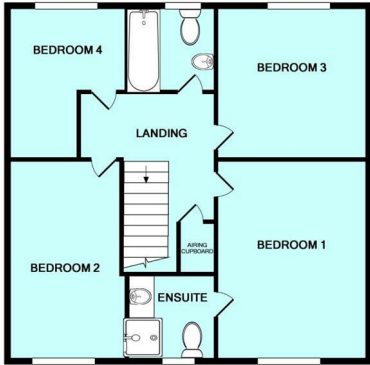
UTILITY ROOM 8'3" x 7'4" (8'4" x 7'5") (2.51 x 2.24 (2.54 x 2.25))

Power and light. Space and plumbing for washing machine and tumble dryer. Built-in sink unit.

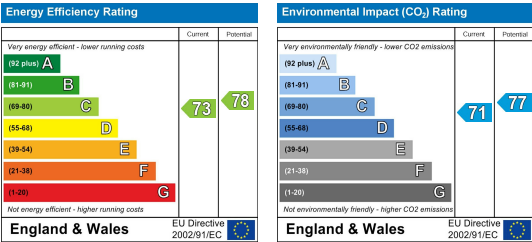
Area Map



Floor Plans



Energy Efficiency Graph



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