



## 8 Rocky Park Road

Plymstock, Plymouth, PL9 7DQ

**£1,500 PCM**



Available now is this spacious detached family house in central Plymstock with unfurnished accommodation comprising an open plan kitchen/dining room with adjoining conservatory, lounge, 3 generous bedrooms, master ensuite shower & family bathroom. Large low-maintenance gardens. Off-road parking.



**8 ROCKY PARK ROAD, PLYMSTOCK, PLYMOUTH PL9 7DQ**  
**Accommodation (Accommodation)**

uPVC part-glazed entrance door leading into the entrance hall.

**ENTRANCE HALL**

Stairs rising to the first floor. Wood-effect laminate floor which extends into the kitchen/dining room.

**SEPARATE WC**

Low-level toilet and sink unit. Obscured double-glazed window to the side.

**LOUNGE 18'9" x 12'0" (5.72 x 3.66 ( into the bay x 3.67))**

Wall-mounted electric fire. Double-glazed bay window to the front.

**UTILITY ROOM 9'8" x 5'10" (9'9" x 5'11") (2.95 x 1.78 (2.97 x 1.80))**

Range of work surfaces with eye-level and base units. Inset sink unit. Space and plumbing for washing machine. Space for tumble drier. Wall-mounted gas boiler. Double-glazed window to the side.

**KITCHEN/DINING ROOM 18'2" x 16'10" (18'3" x 16'11") narrowing to 13'11" (5.54 x 5.13 (5.56 x 5.15) narrowing to 4.23)**

The kitchen is fitted with a series wooden-fronted matching eye-level and base units with blackened roll-edged work surfaces and tiled splash-backs. Inset single-drainer 1½ bowl stainless-steel sink unit with mixer tap. Built-in dishwasher. American-style fridge/freezer - which is included within the tenancy. Free-standing gas-fired range cooker. Double-glazed window to the rear. Built-in storage cupboard. Open plan access to the conservatory.

**CONSERVATORY 8'11" x 8'1" (2.72 x 2.46 (2.73 x 2.48))**

Continuation of the wood-effect laminate floor. Double-glazed windows to 3 elevations. Sliding door giving access to the rear garden.

**FIRST FLOOR LANDING**

Loft hatch. Built-in linen cupboard. Window to the side.

**BEDROOM THREE 14'2" x 8'0" (14'3" x 8'1") (4.32 x 2.44 (4.34 x 2.46))**

Double-glazed window to the rear.

**BEDROOM TWO 9'9" x 14'10" at its widest poin (2.97 x 4.52 (2.98 x 4.54) at its widest poin)**

Double-glazed window to the rear.

**FAMILY BATHROOM 7'10" x 6'3" (2.39 x 1.91 (2.40 x 1.92))**

White suite comprising 'P'-shaped bath, sink unit with mixer tap and tiled area surround and low-level toilet. Obscured double-glazed window to the side. Vertical radiator/towel rail.

**BEDROOM ONE 18'9" x 12'0" ( into the bay x 12'1") (5.72 x 3.66 ( into the bay x 3.68))**

Range of built-in wardrobes. Double-glazed window to the front. Door leading to the ensuite shower room.

**ENSUITE SHOWER ROOM 7'6" x 5'9" (2.29 x 1.75)**

Obscured double-glazed window to the front. White suite comprising 'P'-shaped shower unit with tiled area surround, pedestal wash handbasin and low-level toilet.

**OUTSIDE**

To the front of the property there are 2 off-road parking areas with steps leading down to an area of garden laid to paving and gravel with access down the side, leading to the rear. The rear garden is enclosed by brick walling and timber fencing with an area laid to gravel and various levels of deck. Timber shed.

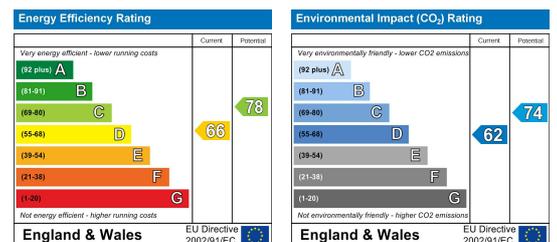
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.