



2 Philip Gardens

Plymstock, Plymouth, PL9 8QP

£1,800 Per Calendar Month



Executive 4-bedroom house with double garage. Unfurnished accommodation briefly comprising lounge, dining room, study, modern kitchen with utility area, downstairs wc, master ensuite & family bathroom. Gas central heating & uPVC double-glazing. West-facing rear garden. Garage & driveway.



ACCOMMODATION

GROUND FLOOR

Covered entrance with uPVC double-glazed front door and side panel to entrance hall.

ENTRANCE HALL

Wood-effect laminate floor throughout the hallway and downstairs accommodation. Courtesy door opening to the garage. Stairs rising to the first floor with under-stairs storage cupboard.

DOWNSTAIRS WC

Low level wc and wash hand basin with mixer tap. Extractor fan.

LOUNGE 18'8" (into bay) x 11'4" (5.69 (into bay) x 3.45)

uPVC double-glazed square bay window to the front. Quartz stone surround fireplace with 'Living Flame' coal-effect gas fire inset. Archway through to the dining room.

DINING ROOM 11'4" x 10'6" (3.45 x 3.20)

uPVC double-glazed sliding patio leading out on the garden.

STUDY 8'5" x 7'3" (2.57 x 2.21)

uPVC double-glazed window overlooking the rear garden.

KITCHEN 14'2" x 10'6" (4.32 x 3.20)

Well-fitted modern units with glass-fronted display cupboards, base cupboards and drawers with roll-edged laminate work surfaces over and white tiled surround. 5-ring gas hob with extractor canopy over. Built-in electric oven. One-&-a- half drainer sink unit with mixer tap. 2 uPVC double-glazed windows overlooking rear garden. Built-in dishwasher and wine cooler. The utility area has a full-length larder cupboard, base cupboard with stainless-steel sink, matching work surface and tiled splash-back. Space for fridge and plumbing for washing machine. Spot lighting. uPVC double-glazed door with cat flap and side window.

FIRST FLOOR LANDING

White panelled doors to the upstairs accommodation. Storage cupboard housing the 'Mega-flow' boiler which serves the domestic hot water.

BEDROOM ONE 13'5" x 11'6" (4.09 x 3.51)

uPVC double-glazed window overlooking the front with views over woodland. Built-in double wardrobe. Control panel for underfloor heating in the ensuite.

ENSUITE SHOWER ROOM

3 piece suite comprising walk-in shower cubicle with fully-tiled walls, overhead shower rose and shower hose, wash handbasin with mixer tap and cupboard below, tiled splash-back with mirror over and low-level wc. Tiled floor with underfloor heating. Spot lighting. Heated towel rail. Obscured uPVC double-glazed window.

BEDROOM TWO 12'0" x 10'7" (3.66 x 3.23)

uPVC double-glazed window overlooking the front. Built-in double wardrobe. Storage cupboard.

BEDROOM THREE 9'6" x 8'3" (2.90 x 2.51)

uPVC double-glazed window overlooking the rear. Built-in double wardrobe.

BEDROOM FOUR 9'8" x 7'9" (2.95 x 2.36)

uPVC double-glazed window overlooking the rear.

BATHROOM 6'7" x 6'6" (2.01 x 1.98)

White suite comprising panelled bath with mixer and shower head attachment, glass shower screen, vanity wash hand basin with cupboard below and tiled splash back and low-level wc. Tiled floor with underfloor heating. Spot lighting. Extractor fan. uPVC double-glazed obscured window to the rear.

GARAGE 16'11" x 16'3" (5.16 x 4.95)

2 metal up-an-over doors. Power and lighting. Wall-mounted gas boiler for central heating. Electric consumer unit. Hatch to overhead storage area. uPVC double-glazed window. Courtesy door to outside.

OUTSIDE

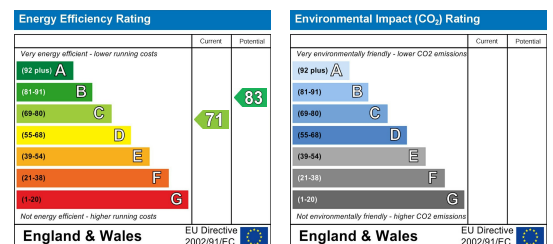
To the front there is a tarmac drive and parking area with turning space which is laid to wood chippings for easy maintenance. Paved area with outside light. Pathway with timber gate either side of property to the rear of garden. The west-facing rear garden is fully enclosed by timber fencing and brick wall, laid mainly to lawn, with patio area and timber deck, lighting and summer house. Outside tap.

Area Map



Floor Plans

Energy Efficiency Graph



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