



71 Killerton Lane

Saltram Meadow, Plymouth, PL9 7FU

£1,300 Per Calendar Month



Available from May 2025 is this modern 3-bedroom semi-detached house. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms, master ensuite & family bathroom. Parking at the side of the property & lawned garden to the rear. Double-glazing & central heating.



KILLERTON LANE, SALTRAM MEADOW, PL9 7FU

ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Turning staircase rising to the first floor.

DOWNSTAIRS CLOAKROOM/WC 5'6" x 3'1" (1.70 x 0.96)

Fitted with a low level toilet and a pedestal wash basin. Obscured window to the front elevation.

LOUNGE 14'4" x 11'11" (4.37 x 3.65)

Double-glazed window to the front elevation. Under-stairs storage cupboard. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 15'2" x 8'10" incl kitchen units (4.63 x 2.70 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Electric hob with an electric oven beneath. Space and plumbing for a washing machine. Cupboard concealing the gas boiler. Double-glazed window to the rear elevation. Double doors providing access to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 9'6" x 9'7" (2.92 x 2.94)

Double-glazed window to the front elevation. Built-in storage cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'3" x 5'2" (1.92 x 1.60)

Comprising a shower cubicle with tiled area surround and shower unit with spray attachment, pedestal wash basin with a mixer tap and a low level toilet. Built-in extractor. Obscured double-glazed window to the front elevation.

BEDROOM TWO 9'1" x 7'6" (2.77 x 2.30)

Double-glazed window to the rear elevation.

BEDROOM THREE 7'7" x 5'9" (2.33 x 1.76)

Double-glazed window to the rear elevation.

FAMILY BATHROOM 5'11" x 5'10" (1.82 x 1.78)

Comprising a panel bath with mixer tap, pedestal wash basin with mixer tap and a low level toilet. Built-in extractor. Obscured double-glazed window to the side elevation.

OUTSIDE

At the side of the property there is parking for 2 vehicles. A gate provides access through to the rear garden. The rear garden is laid to lawn and enclosed by timber fencing to 2 sides.

COUNCIL TAX

Plymouth City Council
Council tax band C

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.

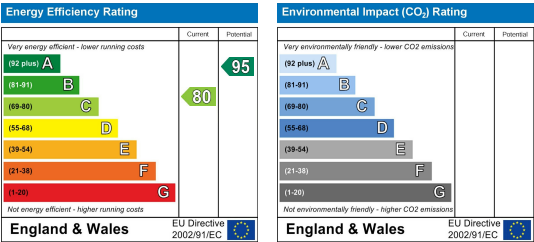
Area Map



Floor Plans



Energy Efficiency Graph



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