



## 67 Desborough Road

St Judes, Plymouth, PL4 9PW

**£1,150 Per Calendar Month**



VIEWING DAY FULLY BOOKED Available from July 2024 is this 'must-be viewed' updated & refurbished double-fronted property. The accommodation comprises 2 good-sized bedrooms, modern shower room, lovely-sized lounge & fitted kitchen/dining room. Outside there is a low maintenance private enclosed garden to the rear. Double-glazing & gas central heating.



## DESBOROUGH ROAD, ST JUDES, PL4 9PW

### ACCOMMODATION

Access to the property is gained via the obscured uPVC double-glazed door with matching side panel opening into the entrance hall.

### ENTRANCE HALL

Stairs rising to the first floor. Doorway leading into the lounge.

### LOUNGE 17'10" into bay x 10'6" at widest point (5.44 into bay x 3.22 at widest point)

A dual aspect main reception room with double-glazed windows to the front and rear elevations.

### KITCHEN/DINING ROOM 15'10" x 13'10" at widest points incl kitchen unit (4.83 x 4.22 at widest points incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Integrated single drainer sink unit with mixer tap. 4-ring electric hob with an electric oven beneath. Integrated appliances including a washing machine, dishwasher and under-counter fridge-freezer. Useful under-stairs storage cupboard. Double-glazed windows to the front and rear elevations. Obscured uPVC double-glazed door opening out onto the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Double-glazed window to the rear elevation.

### BEDROOM ONE 15'10" x 10'6" (4.85 x 3.22)

A dual aspect room with double-glazed windows to the front and rear elevations.

### BEDROOM TWO 10'0" x 7'1" (3.05 x 2.18)

Built-in wardrobe providing a useful storage and hanging space as well as housing the boiler. Double-glazed window to the front elevation.

### SHOWER ROOM 7'1" x 5'5" (2.18 x 1.67)

A lovely contemporary suite comprising a Quadrant-style shower with folding double-shower screen doors, tiled area surround, shower unit with spray attachment and a rainfall shower head, low level toilet and sink unit with mixer tap and a vanity cupboard beneath. Vanity mirror. Vertical towel rail/radiator. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

On road parking with the requirement for a permit. To the rear there is an enclosed fenced and walled low maintenance garden which has been laid to flagstone paving, artificial grass and a decked area. Useful storage shed. Pedestrian gate providing access to the rear service lane.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### 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.

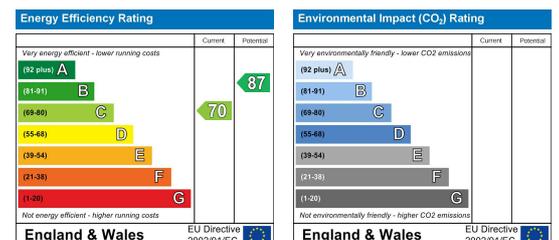
## Area Map



## Floor Plans



## Energy Efficiency Graph



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