



30 Cranfield

Plympton, Plymouth, PL7 4PF

£1,200 Per Calendar Month



Available from September 2026 is this lovely semi-detached elevated property which enjoys a wonderful outlook across Plympton. The property is unfurnished and has accommodation comprising a lounge/dining room, modern kitchen, 2 double bedrooms and a modern shower room. There are generous gardens, an integral garage and parking.



CRANFIELD, PLYMPTON, PL7 4PF

ACCOMMODATION

Access to the property is gained via steps leading to the side of the property. uPVC double-glazed entrance door with an obscured double-glazed side window opening into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Walk-in storage cupboard. Loft hatch. Exposed timber floor.

KITCHEN 10'7" x 9'2" (3.25 x 2.80)

Range of contemporary style matching eye-level and base units with work surfaces. Inset stainless-steel one-&a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring electric hob with an electric oven beneath. Space and plumbing for a washing machine. Space for a fridge-freezer. Concealed wall-mounted gas boiler.

LOUNGE/DINING ROOM 17'0" x 11'6" (5.20 x 3.51)

Double-glazed window to the front elevation with a lovely outlook over local rooftops. Fireplace with inset gas fire and tiled hearth. Exposed timber floor.

BEDROOM ONE 13'1" x 10'5" (4.01 x 3.19)

A generous-sized bedroom. Built-in storage cupboard and wardrobe space. Exposed timber floor. Double-glazed window to the rear elevation.

BEDROOM TWO 11'7" x 9'7" (3.55 x 2.93)

French-style double doors leading out onto the rear garden. Exposed timber floor.

SHOWER ROOM 6'3" x 5'0" (1.93 x 1.54)

White modern suite comprising a quadrant-style shower with a shower unit with spray attachment and a curved shower screen door, sink unit with a mixer tap and a cupboard beneath and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

OUTSIDE

At the front of the property, a drive leads to the integral garage and a path and steps lead up to the front of the property. There is a terraced planted front garden area. A path extends down the side of the property, through to the rear, where there is a generous-sized terraced garden with areas laid to lawn, mature trees and shrubs. The top end of the garden is uncultivated. The forthcoming tenant is able to develop this with permission as required.

GARAGE 10'0" x 17'1" (3.07 x 5.21)

Up-&-over door to the front elevation. Power and lighting.

COUNCIL TAX

Plymouth City Council
Council tax band C

Rental holding deposit

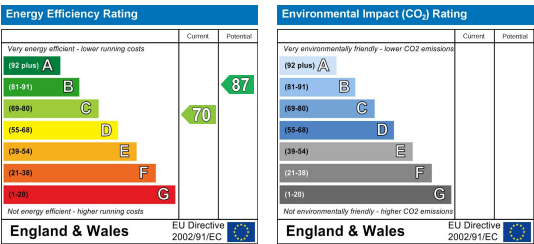
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



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