



16 Airborne Drive

Derriford, Plymouth, PL6 8DP

£1,250 Per Calendar Month



Modern built semi-detached house, 3 storey house style accommodation, well presented light & airy, uPVC double glazing & gas central heating. Spacious lounge, modern fitted integrated kitchen/dining room, 3 double bedrooms, master with en-suite shower room, family bathroom/wc, ground floor wc & study/4th bedroom. Private drive & generous sized single garage, southerly facing enclosed landscaped back garden.



AIRBORNE DRIVE

PORCH 4'5" x 3'2" (1.35m x 0.97m)

Light point. Doorway opening into entrance hall.

HALL

Wide hall with staircase having carpeted treads and timber banister rails rises & turns to the first floor.

STUDY/BEDROOM FOUR 10'7" x 8'1" max (3.23m x 2.46m max)

Window to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 5'9" x 3'11" (1.75m x 1.19m)

White modern suite with 'Roca' pedestal wash hand basin with tiled splashback and 'Roca' close coupled wc.

KITCHEN/DINING ROOM 13'8" x 12'11" max (4.17m x 3.94m max)

An 'L-shaped' room. Modern fitted kitchen with an excellent range of cupboard & drawer storage set in wall & base units and work surfaces with matching up-stand. Quality integrated appliances including 'Neff' 4-ring variable sized gas hob with glass splash-back and illuminated extractor hood over and a 'Neff' oven under. Cupboard housing 'Ideal Logic' gas fired boiler servicing central heating & domestic hot water which was installed in 2022. Spaces & plumbing suitable for automatic dishwasher, washing machine and space for upright fridge/freezer. Window and double-glazed French doors overlooking and opening onto the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

LOUNGE 13'5" x 12'11" max (4.09m x 3.94m max)

An 'L-shaped' room with 2 windows to the rear elevation.

MASTER BEDROOM 11'3" x 10'10" floor area (3.43m x 3.30m floor area)

Range of built-in wardrobe/cupboard storage. Door to ensuite shower room. Tall box bay window to the front elevation with open outlook.

ENSUITE SHOWER ROOM

Quality white suite with 'Mira' thermostatic shower, pedestal wash hand basin, tiled splashback & shaver socket and Roca wc.

SECOND FLOOR LANDING

Loft hatch.

BEDROOM TWO 12'11" x 10'4" (3.94m x 3.15m)

Built-in wardrobe and 3 sets of chest of drawers. Window to the rear elevation.

BATHROOM

Quality white modern suite with twin grip panelled bath with mixer tap and shower attachment, tiled splash-back, pedestal wash hand basin with tiled splash-back, mirror & shaver socket and 'Roca' close coupled wc.

BEDROOM THREE 12'11" x 10'11" (3.94m x 3.33m)

Built-in airing cupboard housing the large capacity hot water tank and 'Ideal' time control. Window to the front elevation.

OUTSIDE

To the front there is a near level brick paved drive 18ft long 8'9ft wide and a low maintenance garden covered with decorative stone chippings. Mains gas & electric meter boxes.

To the rear there is a delightful southerly facing enclosed landscaped low maintenance garden with wide areas of stone paving and at the end an area covered with decorative stone chippings. A border containing a number of ornamental bushes, shrubs and plants. Overlap fencing boundaries. Outside water tap. Access into the rear of the garage.

GARAGE 18'7" x 8'10" (5.66m x 2.69m)

Remote controlled up and over door to the front elevation. Pedestrian door to the rear garden. Power & lighting.

COUNCIL TAX

Plymouth City Council
Council tax band C

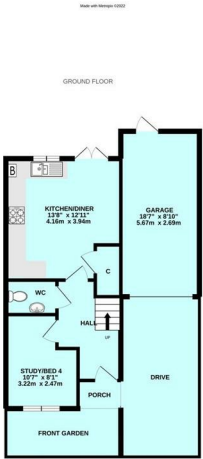
Rental holding deposit

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.

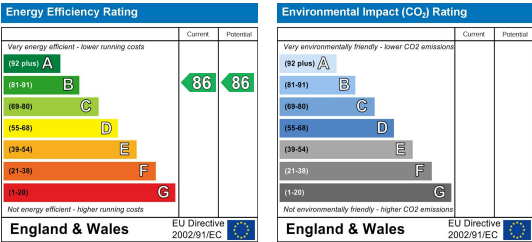
Area Map



Floor Plans



Energy Efficiency Graph



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