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# 9 Galsworthy Close

Manadon, Plymouth, PL5 3JN

**£995 Per Calendar Month**

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Available from December 2026 is this lovely modernised terraced property. The accommodation comprises 2 double bedrooms and a modern bathroom upstairs, whilst on the ground floor is an entrance porch, with a lounge/dining room leading to a fitted kitchen and the bonus of a separate utility. Outside there are planted gardens to the front and rear.







## GALSWORTHY CLOSE, MANADON, PL5 3JN

### ACCOMMODATION
Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance porch.

### ENTRANCE PORCH
Double-glazed door leading into the lounge/dining room.

### LOUNGE/DINING ROOM 14'9" x 14'0" (4.52 x 4.29)
Double-glazed window to the front elevation. Doorway leading into the hallway. Opening leading into the kitchen.

### KITCHEN 8'9" x 8'3" incl kitchen units (2.68 x 2.54 incl kitchen units)
Inset single drainer single bowl sink unit. Electric oven and hob, Space for fridge-freezer. Double-glazed window to the rear elevation. Doorway returning to the hallway.

### HALLWAY 13'4" x 5'10" (4.08 x 1.80)
Stairs rising to the first floor. Built-in storage cupboard. Door leading to the rear utility.

### UTILITY 6'9" x 5'4" (2.06 x 1.65)
Work surface. Space and plumbing for washing machine. Space for tumble dryer. Double-glazed window to the rear elevation. Doorway leading to the rear garden.

### FIRST FLOOR LANDING
Providing access to the first floor accommodation.

### BEDROOM ONE 14'9" x 9'5" (4.52 x 2.88)
2 double-glazed windows to the rear elevation.

### BEDROOM TWO 11'9" x 9'4" (3.60 x 2.85)
2 built-in storage cupboards. Double-glazed window to the front elevation.

### BATHROOM 8'7" x 7'11" (2.64 x 2.43)
Modern white 3-piece suite comprising a panel bath, sink unit and a low level wc.

### OUTSIDE
There is a fenced enclosed lawned garden area with some mature trees to the front. A central path leads to the main front entrance. At the rear, there is a terraced garden with a gravelled lower level. The top level is planted plus has a lawned central area. A gate leads out to the rear.

### COUNCIL TAX
Plymouth City Council
Council tax band A

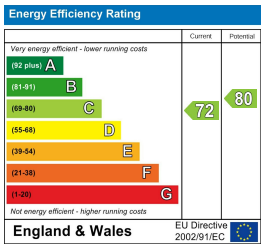
### Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

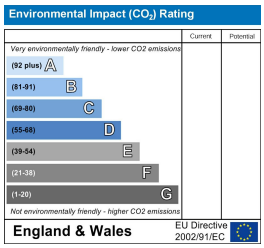
## Area Map




## Floor Plans

## Energy Efficiency Graph




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