

clever



3 Wembury Road

, Plymouth, PL9 8HQ

£1,100 Per month



AVAILABLE NOW!

BEAUTIFULLY PRESENTED AND RENOVATED COTTAGE SITUATED IN DESIRABLE ELBURTON VILLAGE. KITCHEN SUPPLIED WITH INTEGRATED APPLIANCES (EXCEPT WASHING MACHINE).

Wembury Road has been extensively renovated to provide a superb home with all the modern creature comforts. New state of the art Kitchen with integrated appliances, spacious dual aspect Living/Dining Room, two re-carpeted double Bedrooms and Shower Room. The property also benefits from being re-wired, plastered and having new central heating installed. Externally there is a substantial rear Garden with ease of maintenance in mind, large decked area to rear perfect for Al-Fresco dining. Only by booking your internal viewing will you fully appreciate this gem of a property!

EPC D. COUNCIL TAX BAND B £1,100 PER MONTH £1,100 DEPOSIT



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.4 sq.m.) approx.

The ground floor plan features a large yellow sitting/dining room (23'5" x 14'2", 6.55m x 4.31m) with a staircase leading to the first floor. To the left is a kitchen (10'2" x 7'1", 3.1m x 2.3m) with a sink and stove. A small porch is located at the bottom right. The plan also shows a bathroom and a shower room.

SITTING/DINING ROOM
23'5" x 14'2"
6.55m x 4.31m

KITCHEN
10'2" x 7'1"
3.1m x 2.3m

PORCH

BEDROOM 2
13'8" x 7'0"
4.35m x 2.34m

LANDING

BEDROOM 1
14'1" x 9'7"
4.30m x 2.81m

SHOWER ROOM

TOTAL FLOOR AREA: 757 sq.ft. (70.2 sq.m.) approx.

Information shown on this plan is for information only and does not constitute a contract. The accuracy of the dimensions and areas is approximate. The information is provided for your reference only and should not be used for any other purpose. The information is provided for your reference only and should not be used for any other purpose. The information is provided for your reference only and should not be used for any other purpose.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 91 (green)

Potential: 71 (green)

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 91 (green)

Potential: 71 (green)

Not environmentally friendly - higher CO₂ emissions

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