



## 41sfa4w Derry Avenue, Plymouth, PL4 6BH

£119 Per Week



ROOM for LET – AVAILABLE NOW. SHORT-TERM! BILLS INCLUSIVE!  
1-bedroom in a 5-Bedroom House Share in Plymouth

- \* £121 weekly
- \* BILLS INCLUSIVE – Water, Energy & High-Speed Internet included
- \* Communal Area Cleaning Fee Included
- \* Flexible Tenancy – minimum stay of 6 months
- \* Low Deposit – just £400
- \* 5 Mins walk to Plymouth University Campus
- \* 2 mins walk to local high street
- \* 5 Spacious Double Bedrooms – fully furnished with bespoke furniture & orthopedic mattresses
- \* 2 Modern Bathrooms + 1 Extra Toilet – designed for comfort and practicality
- \* Fully Furnished & Move-In Ready – high-quality fixtures and fittings throughout
- \* Modern Kitchen – with appliances for easy cooking and dining
- \* Energy-Efficient – insulation, efficient heating & LED lighting to reduce costs
- \* Secure Living – alarms and high-grade locks for peace of mind

Whether you're a student searching for shared accommodation near Plymouth University or a professional looking for a modern and affordable home, this property offers unbeatable value in a prime location.

Schedule a viewing by appointment only with MKP Management!

### Viewing

Please contact our MKP MANAGEMENT Office on 0121 472 5897  
if you wish to arrange a viewing appointment for this property or require further information.





1 Derry Avenue, Mutley, Plymouth



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(38-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	78		72
	50		41
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.