



## 1 Derry Avenue, Plymouth, PL4 6BH £2,443 Per Calendar Month

 5  2  1  E

2023/2024 ACADEMIC YEAR Newly Refurbished 5 Double Bedroom 2 Bathroom House On Derry Avenue, Mutley, Plymouth, Free Ultrafast 350M Broadband

- High Quality Kitchen with American Style Fridge Freezer, Multi-Function Oven and Hob , Washer/Dryer and Dishwasher.
- 5 Double Bedrooms with Bespoke furniture and Orthopaedic Mattresses
- New High Efficiency Combi-Boiler with Double Radiators, Complimented with Latest Technology Thermal Insulation and LED Lighting Throughout the Property
- Alarmed and Fitted with Insurance and Industry Rated Locks Throughout

Viewing By prior appointment only with MasonKnight

NO DEPOSIT FOR UK STUDENTS

Bills Package Optional

### Viewing

Please contact our MasonKnight Properties 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	
Current	Potential
50	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
41	72



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.