

Let

Walkhampton Walk, Leigham, Plymouth PL6 8RA



£695 per month

3 bedroom Terraced

- ✓ Available Immediately
- ✓ Totally Refurbished
- ✓ 3 Bedroom House
- ✓ Modern Fitted Kitchen
- ✓ Views from 1st Floor Bedrooms
- ✓ Conservatory
- ✓ Close to Primary Schools
- ✓ Supermarket & Amenities Nearby





Description

Good sized 3 bedroom house in a sought after area.

Accommodation briefly comprises:

Ground floor:

Entrance Hallway, Cloakroom, Lounge, Kitchen, Dining room, Conservatory, Rear garden.

First Floor:

Master Bedroom, 2nd Bedroom, 3rd Bedroom, Bathroom, Landing

Location

Leigham is located in the North East of Plymouth in a popular area with an Asda Supermarket, Torr Bridge High (Secondary School), Leigham Primary School, Dental Practice and Veterinary Hospital all within close proximity.

Good access links to Forder Valley, A38 at Marsh Mills, Tavistock Road and Crownhill Road.

Estover industrial Estate is within a short distance. The George Junction with its Public House (The George), Park & Ride (to Derriford Hospital and City Centre) & Roborough Surgery is within minutes of the property. Further supermarkets can be found at Woolwell Roundabout (Tesco & Lidl).

Leigham Wood is located in the east of Plymouth just north of the Marsh Mills Retail Park. The 5ha site is owned and managed by The Woodland Trust and is accessible to the public. This site consists predominantly of broadleaved woodland.

The site is designated as a County Wildlife Site because part of the area is registered on the Ancient Woodland Inventory, supporting more-or-less semi-natural woodland. 20 ancient woodland indicator species have been identified within the ground flora including barren strawberry, wild cherry, field-rose, crab apple and hairy wood-rush.

Ground Floor

Lounge - Good sized lounge with PVC double glazed windows over looking the front of property.

Neutrally decorated walls with dark carpet.



Cloakroom



Lounge



Dining Room



Kitchen (view 1)

Wall mounted radiator.

Television point and electrical sockets.

Dining Room - Neutrally decorated dining room with dark carpeting.

Double glazed sliding doors leading into the conservatory.

Wall mounted Radiator and electrical sockets.

Kitchen - Modern fitted kitchen with base and wall units with roll top work surface, integral oven, hob and extractor.

Stainless steel sink with mixer tap and tiled splash back.

Vinyl flooring double glazed windows and door to the rear.

Fitted cupboard housing new combi boiler.

Conservatory - Double glazed wooden conservatory overlooking the rear aspect of the property.

Door leading out into the rear garden.

Dark carpeting.

Cloakroom - Neutrally decorated cloakroom with low level toilet and wash hand basin.

Vinyl flooring, tiled splash back and wall mounted radiator.

Double glazed window to front of property.

First Floor

Master Bedroom - Large neutrally decorated bedroom with dark carpet.

Double glazed window over looking the rear aspect of the property onto what must be one of the nicest views in Plymouth.

Wall mounted radiator and electrical sockets.

2nd Bedroom - A further double bedroom which has been neutrally decorated with dark carpeting.

Double glazed window overlooking the rear of the property again with fantastic views over Plympton valley.

Wall mounted radiator and electrical sockets.

Single Bedroom - Good sized neutrally decorated single bedroom with double glazed windows looking overlooking the front aspect of the property.



Kitchen (view 2)



Wall mounted radiator with electrical sockets.

Family Bathroom - Light bright fully tiled bathroom with white suite comprising:

Low level toilet, wash hand basin and a bath with shower over.

Vinyl flooring, wall mounted mirror and heated towel rail.

Double modesty glazed window to the front of the property.

Exterior

Front and Rear Gardens - Front: Tiered walled garden mostly laid to chippings with planted borders.

Steps leading to the front entrance of the property.

Rear: Mostly paved with planted border.

Additional Information

Council tax band B £1,196.12 2014/15 (data captured from Plymouth City Council web pages)

Sorry no DSS, LHA or HB.

No pets or smokers.