

**Let**

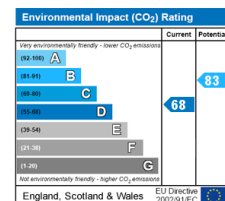
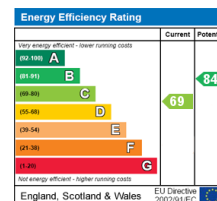
**Captains Gardens, Manadon, PLYMOUTH PL4 3UJ**



**£1,200 per month**

## 4 bedroom Townhouse

- ✓ AVAILABLE 12th November 2021
- ✓ FURNISHED
- ✓ 4 Double Bedrooms
- ✓ Galley Style Fitted Kitchen
- ✓ 2 Bathrooms & a Cloakroom
- ✓ Parking for 2 Vehicles
- ✓ Rear Garden & Communal 'Secret' Garden
- ✓ Shops and Amenities Nearby



## Description

Viewme are extremely pleased to offer this four bedroom, end terraced Townhouse to let in a popular residential area.

The living accommodation briefly comprises:

Ground Floor - Entrance Hallway, Cloakroom, Kitchen, Lounge/Dining Room, Rear Garden.

First Floor - Bedroom 1, Family Bathroom, Bedroom 2.

See Virtual Tour: <https://youtu.be/fkOSeSNkg4c>

Second Floor - Bedroom 3, Shower Room, Bedroom 4.

## Location

This property is located in the north of the city in a sought after residential location within minutes of the A386 giving access to Derriford, Woolwell, Yelverton, Tavistock in one direction and to Mutley Plain, City Centre, Exeter or Cornwall via the Parkway and A38 in another.

There are schools and colleges for all ages in the area such as St Boniface's Catholic College, Devonport High School for Girls, Manadon Vale Primary and Shakespear Primary School to name a few.

There are local playing fields and an Astro turf pitch for football and other sports. Around the pitches there are pathways into woodland and green spaces.

Within walking distance of the property you will find Crownhill Shopping Village where you will find a supermarket, a newsagent/post office, banks, fast food takeaways, a cafe, hair salons and much more.

Transit Way shopping centre is within a 10 minute drive retailers here include: Tesco, Lidl, Matalan and Argos.

The property is a short walk away from a major bus route, where there are regular buses to most places within the city.

The City Centre has a shopping mall and high streets where various large retailers and small independent shops are located.

## Ground Floor

**Lounge/Dining Room** - Large neutrally decorated room with wooden flooring.



Kitchen



Bedroom 1



Family Bathroom



2nd Bedroom

Double glazed windows and french doors leading out into the garden.

Dining area with room for a 6 seater dining table and chairs.

Under stairs storage cupboard, TV point, telephone Point and Radiator.

**Kitchen** - Large neutrally decorated room with wooden flooring.

Double glazed windows and french doors leading out into the garden.

Dining area with room for a 6 seater dining table and chairs.

Under stairs storage cupboard, TV point, telephone Point and Radiator.

**Cloakroom** - Light blue decorated walls and a white W.C and hand wash basin.

Tiled flooring with wall mounted radiator.

Small double glazed window to the side aspect of the property.

### First Floor

**Bedroom 1** - Large neutrally decorated room with a large double glazed window overlooking the front of the property

Blue carpet flooring, radiator, electrical sockets, TV socket with freeview.

**Bathroom** - The bathroom has a white suite comprising:  
Bath with hand held shower, low level WC and wash hand basin.

White tiled flooring and white tiled splash backs.

Wall mounted medicine cabinet and mirror, radiator and shaver point.

**Bedroom 2** - Another large neutrally decorated double bedroom with dual aspect double glazed windows towards the rear of the property.

Power sockets, radiator, TV socket with freeview.

### Second Floor

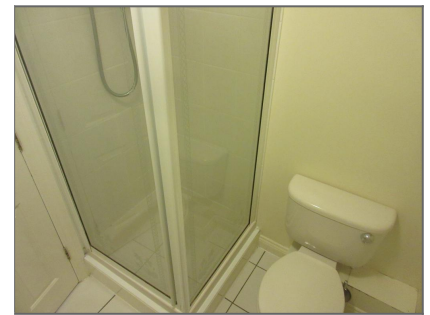
**Bedroom 3** - Large neutrally decorated double bedroom with large double glazed window overlooking the rear of the property.

Small alcove which is ideal to house a wardrobe or dressing table.

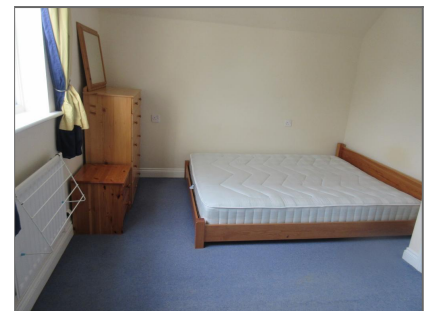
Wall mounted shelving and TV point with freeview.



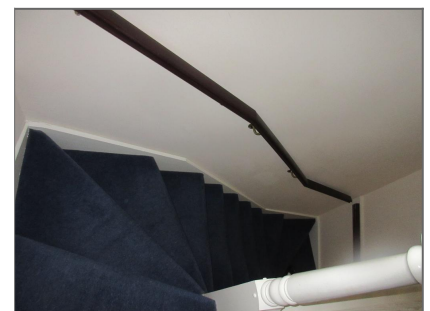
3rd Bedroom



Shower Room



4th Bedroom



Ground to 1st Floor Stairwell



Electrical sockets and radiator.

**Shower Room** - The shower room has a white suite comprising:

Low level WC, vanity wash hand basin with cupboard below and shower cubicle.

Wall mounted mirror and small mirrored cupboard.

Wall mounted towel rail and shaver socket

**Bedroom 4** - Bedroom 4 is a further neutrally decorated large double room with dual aspect double glazed windows to the front aspect of the property.

TV point with Freeview, power sockets and radiator.

### Administration Fees

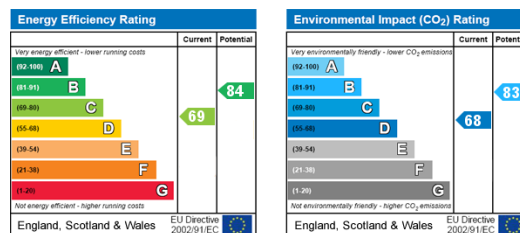
Fees relating to this property are:

Initial Holding fee £270.00 (deducted from rent in advance if credit checking is successful t&c's apply)

Deposit £1,300.00

One month in advance rent £1,200.00 (less holding fee if credit checking is successful - t&c's apply)

### Energy Efficiency and Environmental Impact



### Additional Information

This property is available furnished.

See Virtual Tour of the Property: <https://youtu.be/fkOSeSNkg4c>

Off street parking for 2 vehicles.

Council Tax Band: 'D' - £1,979.91 - 2021-22 (data captured via Plymouth City Council Web Site)

No Pets, DSS, HB or LHA