

Let

Lotherton Close, Plympton, Plymouth PL7 1QQ



£900 per month

2 bedroom Terraced

- ✓ AVAILABLE 1st March 2024
- ✓ 2 Double Bedrooms
- ✓ Neutrally Decorated Throughout
- ✓ Fitted Kitchen
- ✓ DG & GCH
- ✓ Separate Garage & 2 Parking Spaces
- ✓ Popular Residential Area
- ✓ Low Maintenance Garden



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Viewme are delighted to bring to the rental market, this UNFURNISHED 2 double bedroomed terraced property.

The property briefly consist of:

Ground Floor:

Low maintenance front garden, entrance porch, lounge/dining room, kitchen.

Ground Floor:

Landing (access to loft), family bathroom, rear double bedroom, front double bedroom.

Exterior: Low maintenance front garden, low maintenance rear garden, separate single garage and 2 allocated parking spaces.

Location

Plympton is a desirable residential area located to the West of the City.

There are many local amenities available in in Plympton such as shops, supermarkets, public house, a shopping precinct (Ridgeway) which include a Post Office, independent retail outlets to mention a few.

Local schools include:

Easy transport links to the Parkway and onward to the A38 & M5.

Ground Floor

Entrance Porch - Double glazed door leading into entrance porch with storage cupboard accommodating coat hooks, shelving and meter cupboards. Ceramic floor tiles. Door providing access into open plan lounge/dining room.

Lounge/Dining Room - Dual aspect double glazed windows to the front and rear aspect of the property, textured and coved ceiling, radiator, feature fireplace with wood hearth and mantel. TV and telephone points, inset gas fire, stairs ascending to the first floor landing. In the dining area there is a tall storage cupboard situated under the stairs recess, radiator, double glazed window to the rear aspect and laminate wood flooring.

Kitchen - Mixture of eye level and base units, fitted gas hob with stainless steel splashback, tiled surround, Indesit electric oven, recess for tall fridge/freezer, plumbing and space for washing machine, single drainer sink unit, double glazed window to the rear aspect and double glazed door to rear aspect.



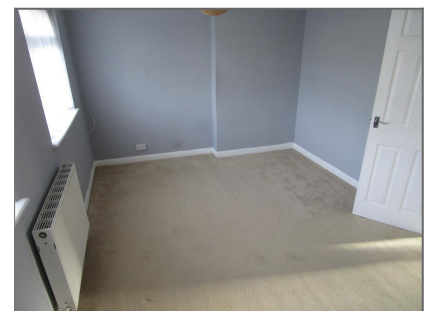
Lounge



Dining Area



Master Bedroom (Double) - Front



Master Bedroom (Double) - Front

First Floor

Bedroom 1 - Two double glazed windows to the front aspect, radiator. Fitted cupboard with hanging rail located over the bulk head of the stairs. Coved and textured ceiling.

Bedroom 2 - Double glazed window to the rear. Coved and textured ceiling, radiator. Cupboard housing gas boiler. Fitted mirror fronted wardrobes with hanging rail and shelf.

Family Bathroom - White bathroom suite comprising low level wc, pedestal wash hand basin, bath with shower over, curtain and rail. Vinyl floor covering, tiled surrounds, double glazed window to the rear aspect and radiator.

Exterior

Rear Garden - Minimal maintenance rear garden, all laid to concrete and stone.

Fencing all around giving plenty of privacy with a rear entrance gate. Small storage shed and rotary washing line.

Administration Fees

Initial Holding Fee: £200.00 (holds the property whilst undergoing credit checking process - may be deducted from month in advance - T&C's apply)

Deposit: £1,000.00 - Held in a custodial Government recommended scheme

Month in Advance: £900.00 (less holding fee if applicable - T&C's apply)



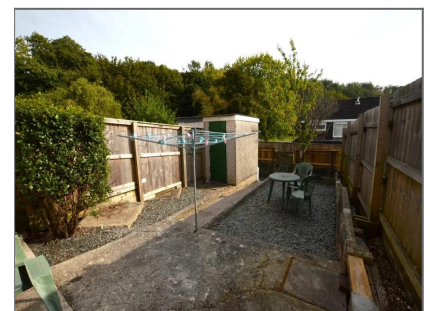
2nd Bedroom (Rear)



Family Bathroom

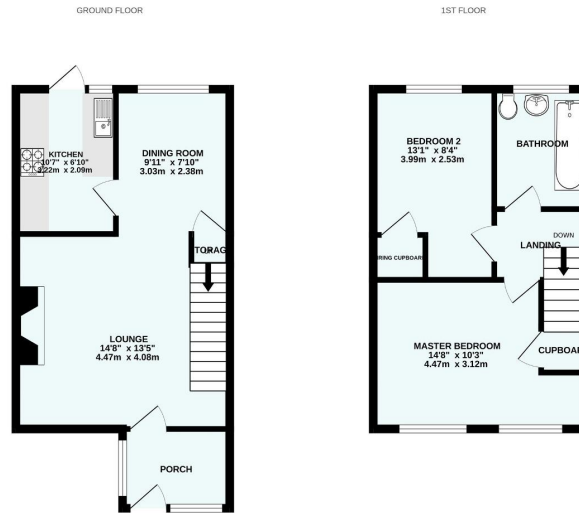


Front Entrance Porch



Rear Garden

Floorplans



Made with Myograph 12023

Floorplan

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
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92+	A		
81-91	B		85 B
69-80	C	69 C	
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Additional Information

Council Tax Band: 'B' - £1,642.33 - 2023/24 (data captured from Plymouth City Council web site)

Waste Collection Days: Household waste & recycling alternate Tuesdays