

**Let**

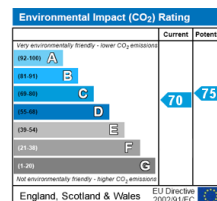
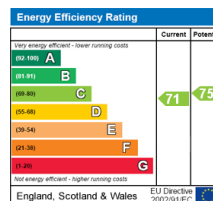
**Sussex Road, Keyham, Plymouth PL2 1LA**



**£550 per month**

**2 bedroom Flat**

- ✓ AVAILABLE
- ✓ Property has recently been renovated
- ✓ Two Bedrooms
- ✓ Front & Rear Gardens
- ✓ Good Sized Kitchen
- ✓ DG & GCH
- ✓ Popular residential area
- ✓ Local Shops & Amenities Nearby



## Description

Viewme are delighted to bring the market this well presented 2 Bedroomed Ground Floor Flat with front and rear gardens.

Living accommodation briefly comprises:

Ground Floor:

Entrance Hallway, Master Bedroom, 2nd bedroom, Lounge, Shower room, Kitchen

External:

Front, Side & Rear Gardens

## Location

The property is situated in Sussex Road in the popular residential area of Keyham.

The area has a great choice of local schools including: Ford Primary, College Road Primary & Drake Primary. The following senior schools can be reached by local transport Stoke Damerel Community College, Devonport High School for Boys, Devonport High School for Girls & Plymouth High School for Girls.

Keyham has good access to local transport routes to the surrounding areas of Devonport, St Budeaux and Derriford and also in and out of the City Centre.

## Ground Floor

**Entrance Hallway** - From the front door you enter into the entrance hallway which gives access to all the living accommodation.

One of the under stair cupboard houses the garden strimmer and lawn mower but still has further storage, the second larger built in cupboard can be shelved for more storage.

The hallway is neutrally decorated has carpet flooring and wall mounted radiator.

**2nd Bedroom** - The second bedroom is neutrally decorated and faces towards the front of the property with double glazed window, carpet flooring, wall mounted radiator.

The room is sizeable enough to be used as a small double or good sized single.

**Lounge/Dining Room** - The lounge has also been neutrally decorated and is located to the front of the property.



Kitchen



Lounge



Master Bedroom



Shower Room

It has a feature fireplace, carpet flooring and wall mounted radiator.

The double glazed window overlooks the front of the property.

**Bedroom One (Master)** - The master bedroom is located towards the rear of the property with a double glazed window overlooking the side aspect of the property.

It again has been neutrally decorated with carpet flooring and wall mounted radiator.

The corner built in cupboard houses the boiler.

**Shower Room** - The shower room is located at the rear of the property with a modesty glazed window overlooking the rear garden.

The white suite comprises: Low level WC, wash hand basin and corner shower unit. The shower room is fully tiled with wall mounted heated towel rail.

**Kitchen** - A good sized kitchen with many wooden base and eye level units with roll top dark work surface and stainless steel sink with mixer tap.

It has a freestanding gas cooker with extractor over. It has space for a full sized freestanding fridge/freezer and washing machine.

The double glazed window overlooks the rear garden.

The Double glazed back door also leads out into the rear garden.

## Exterior

**Front and Rear Garden** - The property although a flat has lots of outside space. A small front garden which is due to undergo some work with shale stones replacing the shrubs and grass there currently.

The side garden area has a mature tree and grasses including wild garlic.

The rear garden which is shared with the occupant of the first floor flat (on a 1/3 and 2/3 basis with 2/3'ds for the ground floor flat) is mainly laid to paving slabs, mature shrubs and a small area of grass.

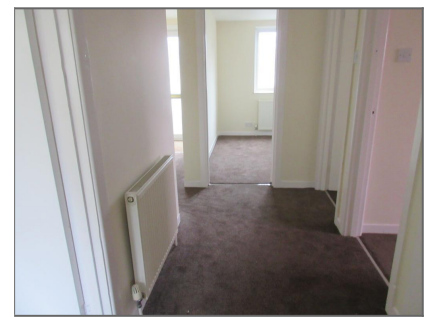
It has a washing line.

## Administration Fees

Holding Fee: £125.00 (holds the property whilst undergoing credit checking process - t&C's apply)



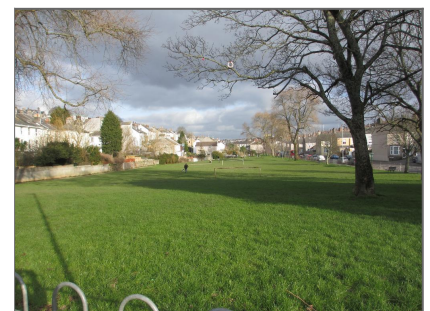
2nd Bedroom



Entrance Hallway



Rear Garden



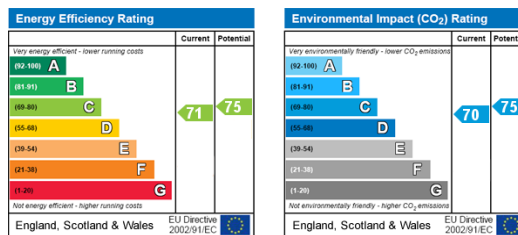
St Levan Park



Deposit: £630.00

Month in advance: £550.00 (less holding fee if applicable t&c's apply)

### Energy Efficiency and Environmental Impact



### Additional Information

Council Tax Band - A - £1,208.76 - 2019/2020 (data captured from PCC web site)

Sorry No Pets Allowed in this property.

Tenant to be responsible for the garden areas (garden equipment supplied)