



## 1h Derry Avenue, Plymouth, PL4 6BH £2,231 Per Calendar Month



5 Mins walk to Plymouth University Campus  
2 mins walk to local high street  
Newly refurbished 5 Double bedrooms with 2 Bathrooms  
1 extra downstairs toilet

Property Summary  
£55,000 Total 'Back to Brick' Refurbishment

Two Beautiful Porcelanosa Bathrooms

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

£103.00 PPPW including bills

### 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.

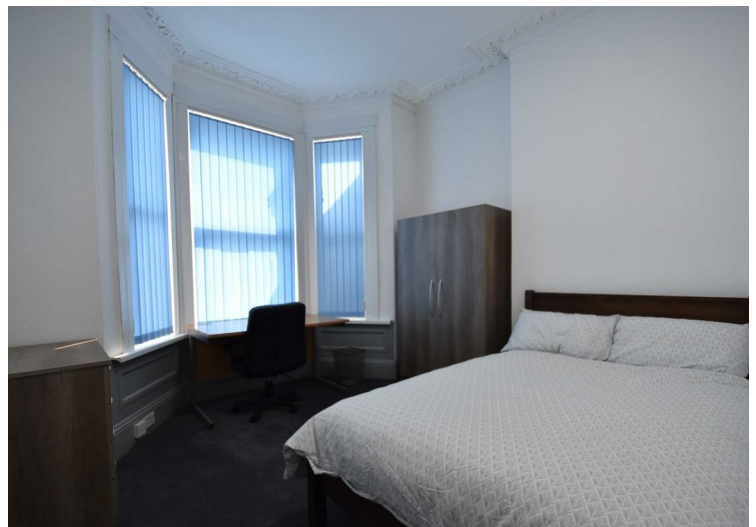




1 Derry Avenue, Mutley, Plymouth



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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