



1i 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

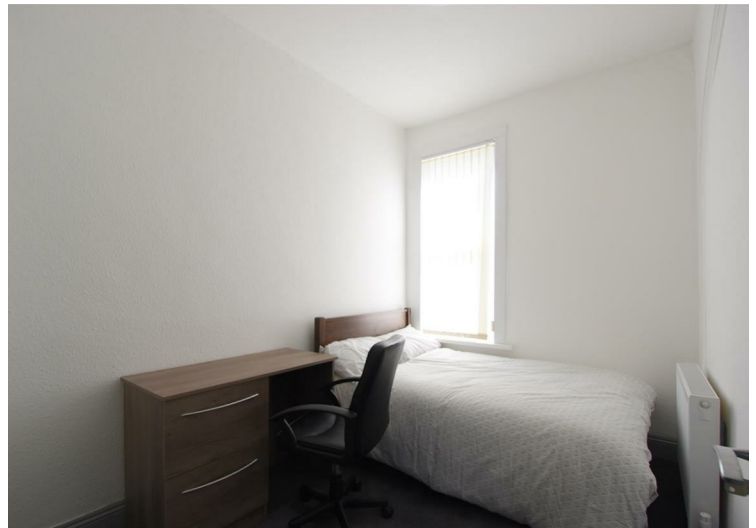
Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.



1 Derry Avenue, Mutley, Plymouth



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78		72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.