



54 Connaught Avenue Plymouth PL4 7BY
Room 1

£80 Per Week

STUDENT ACCOMMODATION AVAILABLE NOW City Lets offer a bedroom in this 6 bedroom shared student house. It is furnished and has the bills included. Call us today on 01752 60 42 42 to arrange a viewing.

city sales & lettings 



- **FURNISHED**
- **1 DOUBLE BEDROOM**
- **STUDENT ACCOMMODATION**
 - **AVAILABLE NOW**
- **GAS CENTRAL HEATING**
 - **BILLS INCLUDED**
- **LARGE LIVING ROOM**
 - **KITCHEN DINER**

ACCOMMODATION

*****AVAILABLE NOW ***** A Double Bedroom is available now in this homely 6 bedroom shared student house which has accommodation over 3 floors. Included in the room is a bed with a base and mattress, a wardrobe, a desk with a chair and a bedside table. The entrance on street level gives access to a bright hallway with period features, that are seen throughout this property, on this level is the Living Room, the Kitchen Diner and one of the bedrooms.

The large living room has 2 sofas as well as an armchair for all of the residents to sit comfortably. In the Living room there is a large TV - which is licensed for the communal

area and broadband (BT 52MB speed) is also available.

The Kitchen Diner has a built in oven and hob, 2 freezers, a large fridge freezer and plenty of cupboard space. Basic appliances a kettle, toaster etc are provided as well as a table and chairs for dining. This property also has the added benefit of a separate Utility Room located on the lower floor. In the Utility Room is small fridge, a washing machine, a sink/drain, the ironing board and two irons and additional cupboards.

On the lower ground floor along with the Utility Room is a Bathroom/Shower room completed with a basin and a toilet. Two bedrooms are located on this floor. There is also access to the communal garden at the rear of the property on this level. In the courtyard is a seating area and a rotary line is available for drying clothes.

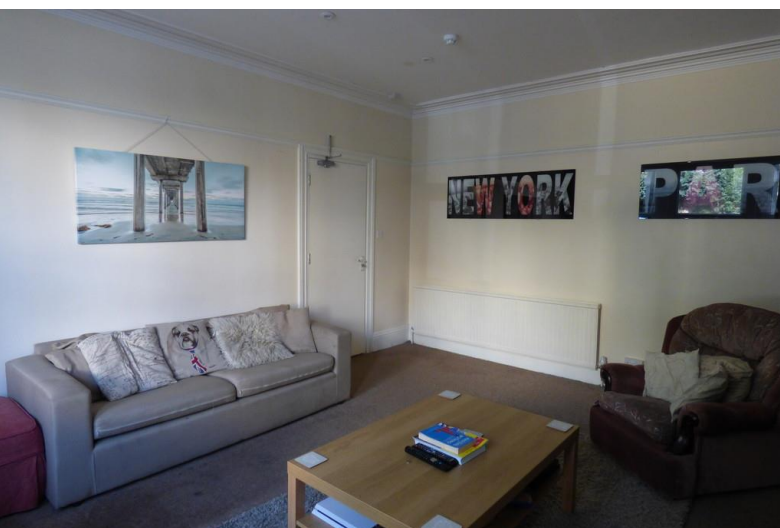
On the upper floor are three of the bedrooms as well as a bathroom/shower room with a basin and a toilet.

All bills are included gas, water, electric, council tax, broadband and a TV license (for a TV in the communal areas only).

A parking permit is required between 8AM and 10AM Monday to Saturday - this can be requested from Plymouth City Council if required.

Please call City Lets today to arrange a viewing on 01752 60 42 42.

FLOOR PLANS Floor plans are intended to give a general indication of the floor layout only. Floor Plan measurements are approximate and are for illustrative purposes only. All images and dimensions are not intended to form part any contract or warranty.



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Ritchie Nash is the in-house Mortgage Adviser at Citysales and has 20 years experience in financial services. He has an in-depth knowledge of the mortgage market and can guide you through your property purchase or remortgage from start to finish. As an expert adviser, he has access to over 11,000 mortgage deals ensuring you get the right mortgage to suit your needs.



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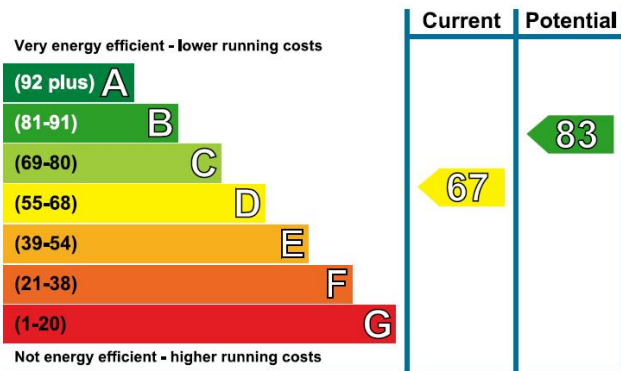
Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances and loan amount. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

FLOORPLANS



Energy Efficiency Rating



COUNCIL TAX BAND

Tax band D

HEAD OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements