



CB ESTATES

SALES AND LETTINGS



Monthly Rental Of £675

Evolution Cove, Plymouth, PL1 3EU



# Evolution Cove

Plymouth, PL1 3EU

- Modern Secure Apartment
- Spacious lounge
- Underfloor Heating
- Fees Apply
- Double bedroom
- Balcony
- EPC Rating B
- Bathroom with Jacuzzi bath

CB Estates are pleased to present this well presented fully furnished modern apartment in the Evolution Cove building on Durnford Street.

The property comprises a lounge with dining area and balcony, kitchen area, shower room and double bedroom with balcony. There is underfloor heating and a video entry phone intercom.

EPC Rating B Some Fees may apply during the tenancy. CB Estates is a member of the PropertyMark Client Money Protection Scheme and The Property Ombudsman Scheme.



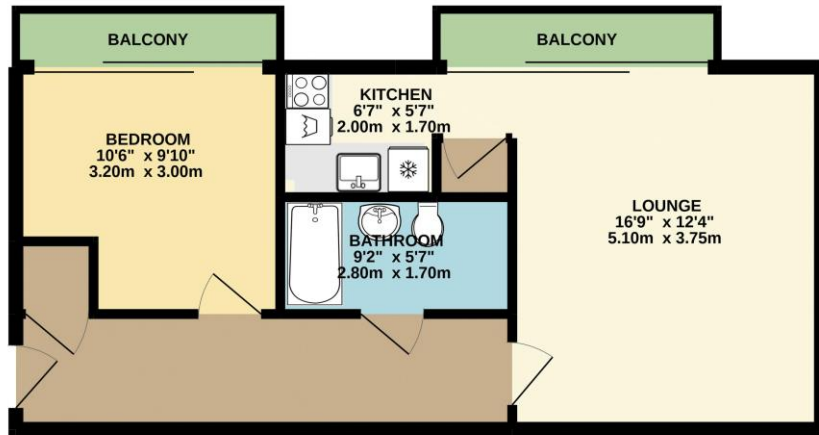
CB ESTATES

SALES AND LETTINGS



# PROPERTY FLOORPLAN

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 462 sq.ft. (42.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## ACCOMMODATION

**Entrance Hallway** 20' 8" x 4' 7" (6.3m x 1.4m)  
Laminate flooring. Walls painted in neutral colours. Video Phone Entry system

**Lounge** 16' 11" x 12' 4" (5.15m x 3.76m)  
Spacious size. Laminate flooring. Walls painted in neutral colours. Sliding doors leading to balcony decked area. Space for Dining Table and chairs

**Kitchen** 6' 7" x 5' 7" (2.0m x 1.7m)  
Modern fitted kitchen. Laminate flooring. A range of modern fitted wall and base units. Integrated Washing Machine and Fridge Freezer.

**Bathroom** 9' 2" x 5' 7" (2.8m x 1.7m)  
Fully tiled Shower Room with a white suite comprising bath, hand basin and toilet. Heated towel rail. The bath has built in jacuzzi jets.

**Bedroom** 10' 6" x 9' 10" (3.2m x 3.0m)  
Laminate flooring. Walls painted in neutral colours. Sliding Doors leading to decked balcony area.

### Description

A well presented modern Apartment in the Evolution Cove development on Durnford Street

