

**YOUR HOME IS
WHERE OUR HEART IS**

www.wainwrightestateagents.co.uk



#lovewainwrightx



Spencer Gardens, Saltash, PL12 4PF

£725 pcm

TO LET

Wainwright Estate Agents are delighted to offer this modern and spacious two double bedroom end of terrace property. Accommodation comprises front entrance porch, open plan lounge / dining room, modern fitted kitchen, two double bedrooms, bathroom with separate WC. The property further benefits from uPVC double glazing, gas central heating, off road parking and good sized rear garden.

Available immediately.

EPC = D (61)



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk



PORCH

White uPVC DG door with decorative opaque glazed pane opens in to entrance porch, uPVC DG window to front and side aspects, lighting, tiled flooring. Wooden door with clear glass DG pane opens in to hallway.

HALLWAY

Sliding doors to lounge and kitchen, stairs to first floor accommodation, radiator, fitted storage cupboard, fitted carpet, smoke alarm.

LOUNGE

12' 6" x 10' 9" (3.81m x 3.28m) uPVC DG window to front aspect, wall mounted feature electric fire place, radiator, wood effect laminate flooring, phone point, cable point, smoke alarm.

DINING ROOM

11' 0" x 8' 7" (3.35m x 2.62m) Aluminium DG window and door to rear aspect giving access to garden, wood effect laminate flooring, sliding door to kitchen.

KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) uPVC DG window and door to rear aspect giving access to garden. Matching range of white high gloss wall mounted and base unit cupboards, black roll edge laminate work tops, 1 & 1/2 bowl sink and drainer with chrome mixer tap, tiled splash backs, integral electric oven, 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge / freezer, wall mounted Worcester combination boiler, decorative patterned laminate flooring.

LANDING

Doors to bedrooms, bathroom and WC, smoke alarm, fitted carpet.

BEDROOM ONE

16' 10" x 12' 1" (5.13m x 3.68m) Two uPVC DG

windows to front aspect, inset spotlights, built in over stairs storage cupboard, radiator, cable point, fitted carpet.

BEDROOM TWO

11' 2" x 8' 6" (3.4m x 2.59m) uPVC DG window to rear aspect, radiator, wood effect laminate flooring.

BATHROOM

uPVC opaque DG window to rear aspect, white panel bath with electric shower over, shower curtain and rail, vanity unit with inset wash hand basin, mixer tap and two cupboards beneath, radiator, tiled flooring.

WC

uPVC opaque DG window to rear aspect, white low-level WC, tiled flooring.

OUTSIDE

To the front of the property is a small garden with a selection of large bushes and shrubs, steps up to front door, driveway parking for one car.

To the rear of the property is a good sized enclosed garden with side access, paved patio area with steps leading to a raised tier with slate chippings with a selection of shrubs and plants.

FEES & CHARGES

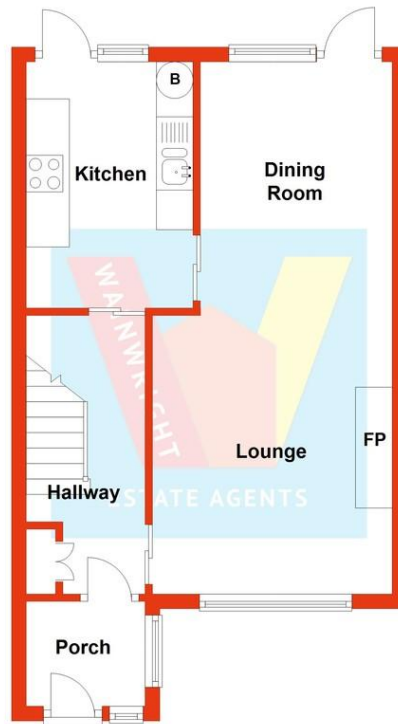
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers

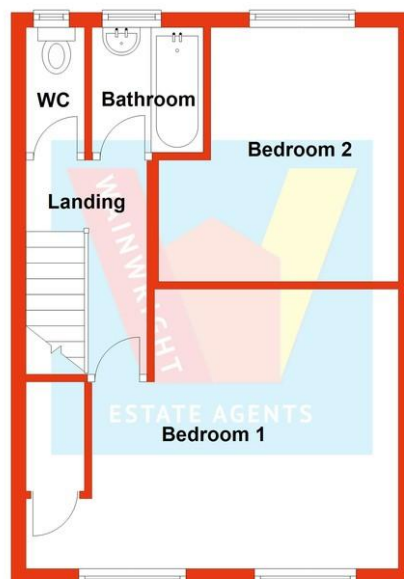
Non-Refundable Reference Fees - £120 per Person including VAT

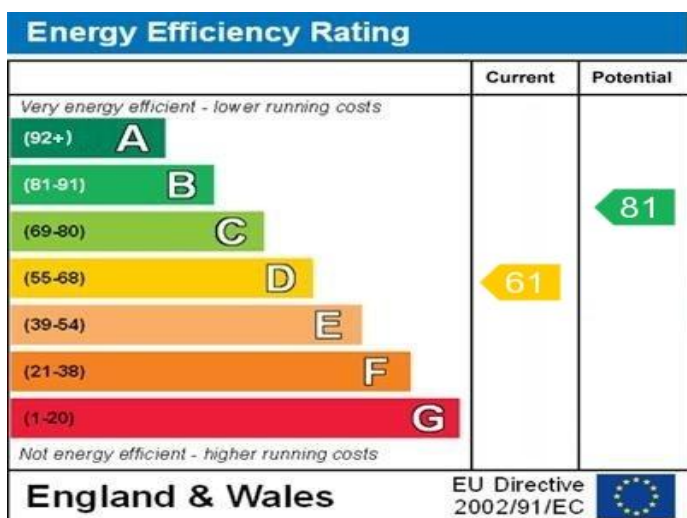
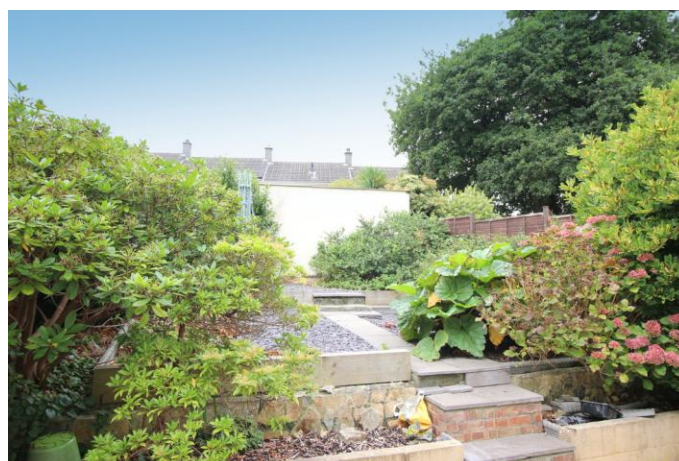
Tenancy Paperwork Preparation Fees - £120 including VAT, one month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

61 Fore Street
Saltash
Cornwall
PL12 6AF

Tel: 01752 849689
info@wainwrightestateagents.co.uk



ACCOMMODATION 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 the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.