

YOUR HOME IS
WHERE OUR HEART IS

www.wainwrightestateagents.co.uk



#lovewainwrightx



Plymview Close, Plymouth, PL3 6AL

£695 pcm

TO LET

Wainwright Estate Agents are delighted to offer this recently built modern two bedroom semi detached house. Accommodation comprises lounge/diner, kitchen, 2 bedrooms and bathroom. The property further benefits from gas central heating, double glazing, downstairs WC, level enclosed rear garden and 2 allocated parking spaces.

Available immediately. No Pets. EPC = B (81)



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk





ENTRANCE HALL

Double glazed front entrance door opens in to entrance hall, smoke alarm, radiator, vinyl flooring, under stairs storage cupboard, doors to cloakroom / WC, kitchen and lounge/diner.

LOUNGE/DINER

Two uPVC DG windows, one to rear aspect and one to side aspect, uPVC DG door with glazed side pane opens in to the enclosed rear garden, radiator, TV point, phone point, fitted carpet, stairs to first floor accommodation.

KITCHEN

Two uPVC DG windows, one to front aspect and one to side aspect. Kitchen comprises of a matching range of white high gloss wall and base unit cupboards with chrome bar handles, roll edge wood effect laminate work tops, one and a half bowl stainless steel sink and drainer with mixer tap, tiled splash backs, integral single electric oven, four ring gas hob and chrome extractor hood over, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring.

CLOAKROOM WC

uPVC opaque DG window to front aspect, low level WC, vanity wash hand basin, tiled splash backs, radiator, vinyl flooring.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, smoke alarm, storage cupboard, fitted carpet.

BEDROOM ONE

Two uPVC DG windows, one to rear aspect and one to side aspect, radiator, built in wardrobe, fitted carpet.

BEDROOM TWO

Two uPVC DG windows, one to front aspect and one to side aspect, radiator, fitted carpet.

BATHROOM

uPVC opaque DG window to front aspect, matching white suite comprising panel bath with mixer tap and mains shower over, clear glass shower screen, tiled splash backs, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

REAR GARDEN

The rear garden is enclosed by wood panel fencing and mainly laid to a level lawn, paved footpath to rear service gate.

PARKING

Adjacent to the property there are two clearly marked allocated parking spaces.

FEES & CHARGES

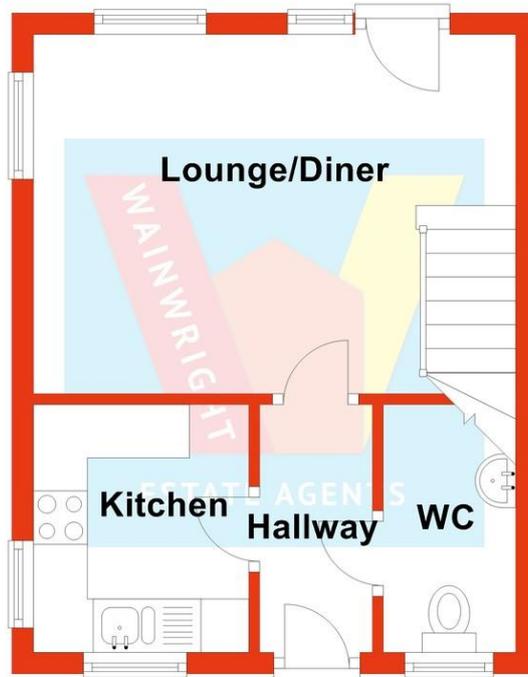
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers - No pets

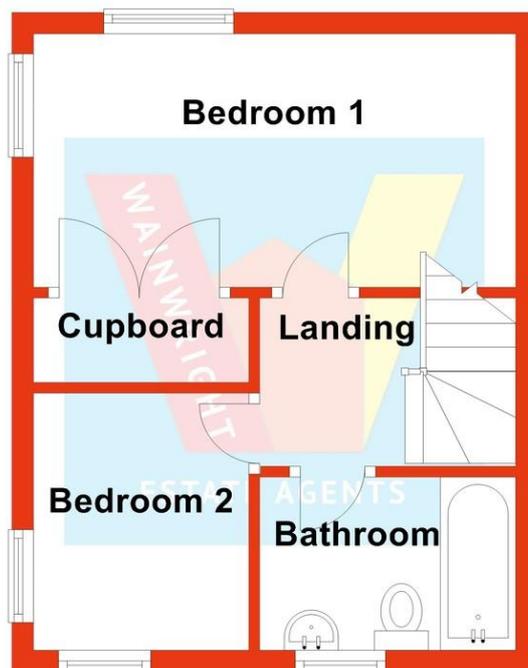
Non-Refundable Reference Fees - £120 per Person including VAT

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.