



ESTATE AGENTS



3 St. Andrews Close, Saltash, PL12 4DF

£1,000 PCM

Wainwright Estate Agents are delighted to offer for let this semi detached 2 bedroom bungalow located in the popular residential area of Saltash. The accommodation briefly comprises lounge, modern fitted kitchen, two bedrooms, modern bathroom, gardens front and rear, garage and driveway. EPC = E (43) Council Tax Band C. Rent £1000.00 Per Month Deposit £1153.00. Holding Deposit £230.00

LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

uPVC front door with obscure glass leading into the conservatory.

CONSERVATORY 11'9 x 7'9 (3.58m x 2.36m)

Double glazed windows to the front and side aspect, power point, double glazed door with obscure glass leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, cupboard housing the hot water tank.

LOUNGE 15'2 x 9'10 (4.62m x 3.00m)



Double glazed window to the front aspect, power points, fireplace with wooden mantle and inset electric fire.

KITCHEN 8'9 x 8'9 (2.67m x 2.67m)



Modern matching kitchen comprising range of wall

mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, built in electric oven with electric hob and extractor hood above, various power points, double glazed window to the front aspect.

BEDROOM 1 11'9 x 9'11 (3.58m x 3.02m)

Double glazed window to the rear aspect, power points, wall mounted electric heater.

BEDROOM 2 8'10 x 6'6 (2.69m x 1.98m)

Double glazed window to the rear aspect, power points, wall mounted electric heater.

BATHROOM



Modern matching white bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail, obscure glass double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a garden which is mainly laid to lawn with various mature shrubs and bushes. The rear garden has a patio area, laid to lawn area, various mature plants, shrubs and bushes.

GARAGE

the garage is located at the rear of the property.

DRIVEWAY

Driveway providing off road parking for several vehicles and leading to the garage.

TENANCY INFORMATION

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

No smokers

Holding Deposits:

A holding deposit equal to 1 weeks rent is payable upon the start of the application.

Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee.

Fees payable in accordance with the Tenant Fees Act 2019:

Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

These include:

Default of Contract - Late Payment Charge £30.00 Inc. Vat

Default of Contract - Loss of Keys £30.00 Inc. Vat

Contract Variation - Administration Charge £60.00 Inc. Vat

Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement)

Deposit

A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)

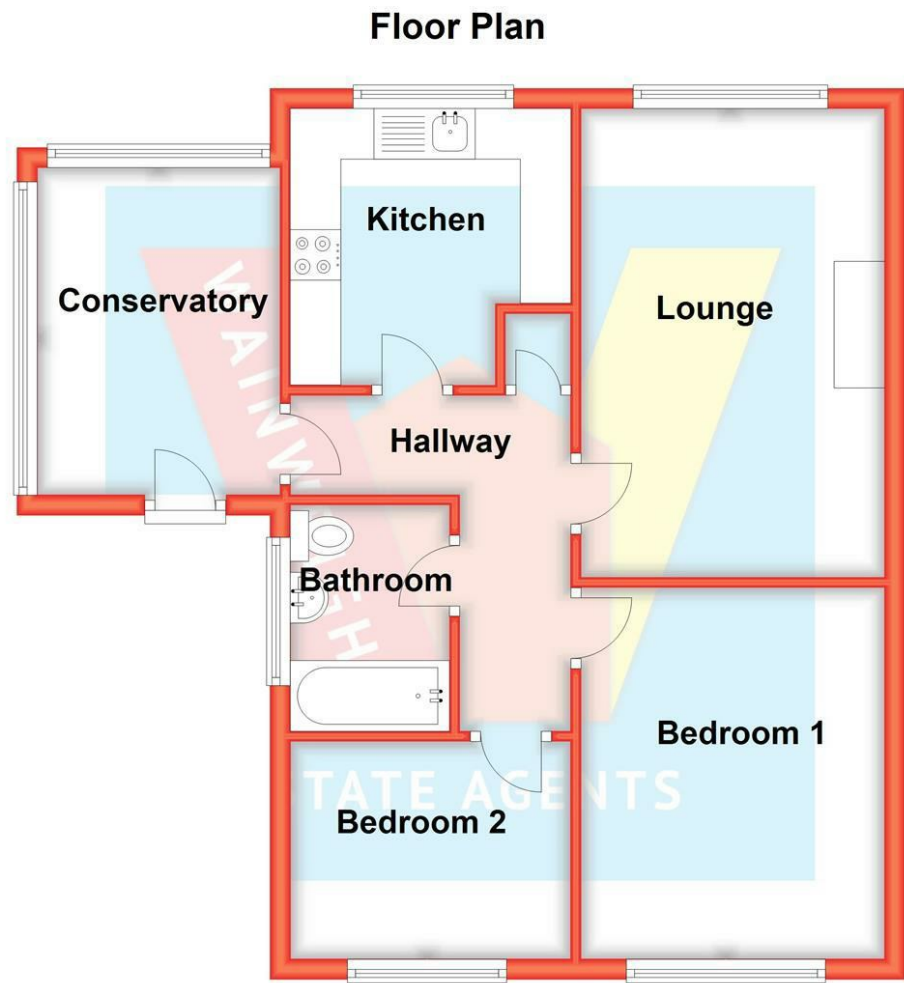
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

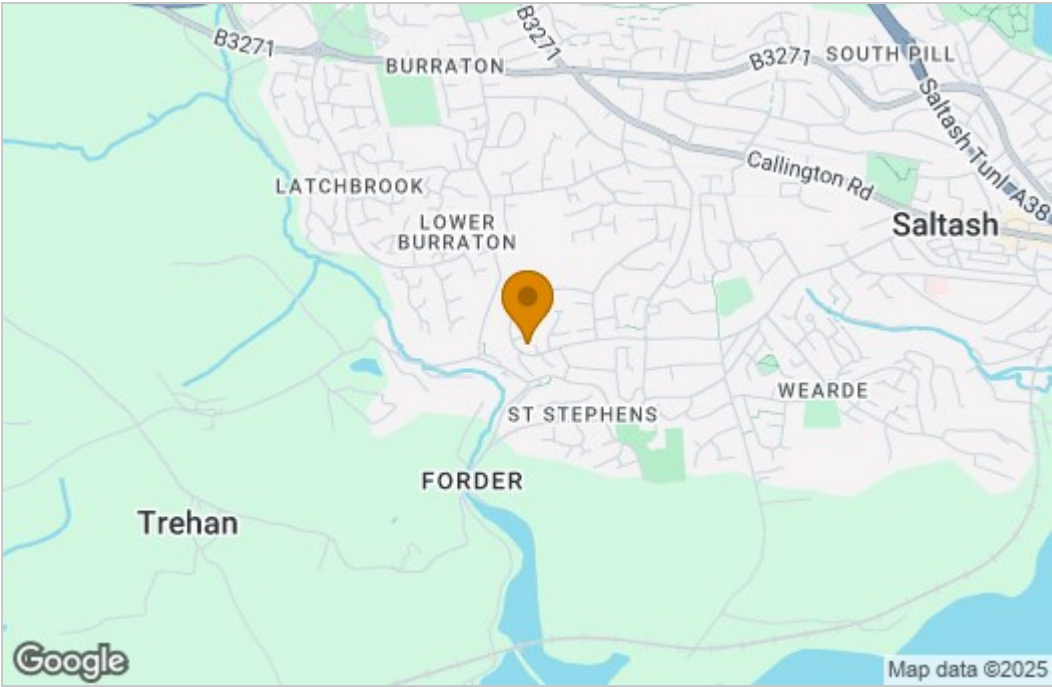
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

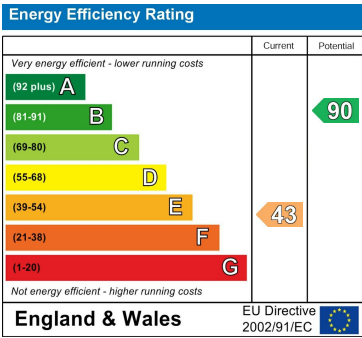
Floor Plan



Area Map



Energy Efficiency Graph



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