



ESTATE AGENTS



28A Victoria Road, Saltash, PL12 4DN

£950 Per Month

Located on Victoria Road in Saltash, this delightful ground floor flat offers a perfect blend of comfort and convenience and is within walking distance to Saltash town centre. The accommodation briefly comprises lounge, kitchen, two bedrooms, shower room, rear courtyard garden and one parking space. Other benefits include double glazing and gas central heating. Early viewing advised. EPC = To Follow. Council Tax band A. Rent per month £950.00. Holding deposit £219.00. Full deposit £1096.00

LOCATION

The property is within a short walk from Saltash town centre. 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

Located at the rear of the property, front door leading into the hallway.

HALLWAY

Radiator, storage cupboard, doorways leading into the living accommodation.

LOUNGE 14'9" (into bay window) x 12'4" (4.50m (into bay window) x 3.76m)



Bay window to the front aspect, radiator, various power points.

KITCHEN 10'7" x 9'1" (3.23 x 2.78)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumbing for washing machine, built in gas hob with extractor hood above and oven beneath, various power points, window to the rear aspect.



BEDROOM 12'1" x 7'2" (3.69 x 2.20)



Double glazed window to the side aspect, radiator, power points.

BEDROOM 11'8" x 10'9" (3.56 x 3.28)



Please note this is an L shaped room and the measurements are taken at max point. Double glazed window to the rear aspect, radiator, power points.

BATHROOM



Matching white bathroom suite comprising double walk in shower, low level w.c., pedestal wash hand basin, two windows to the rear aspect.

OUTSIDE



The property has its own private rear courtyard garden with gravelled area.

PARKING



The property has one allocated parking space located at the rear of the property.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

TENANCY INFORMATION

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

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.

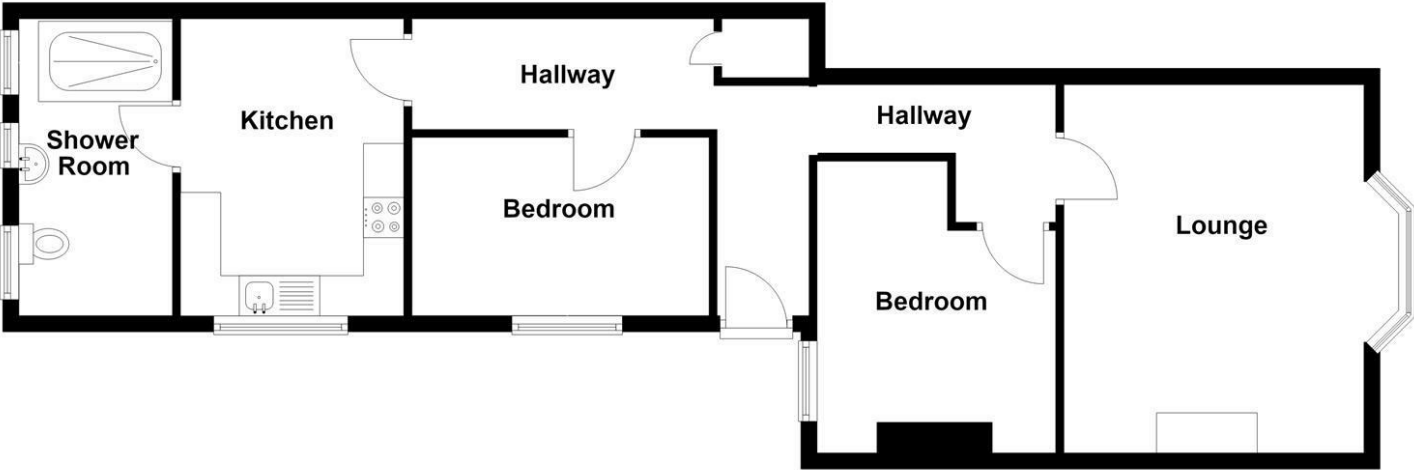
Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

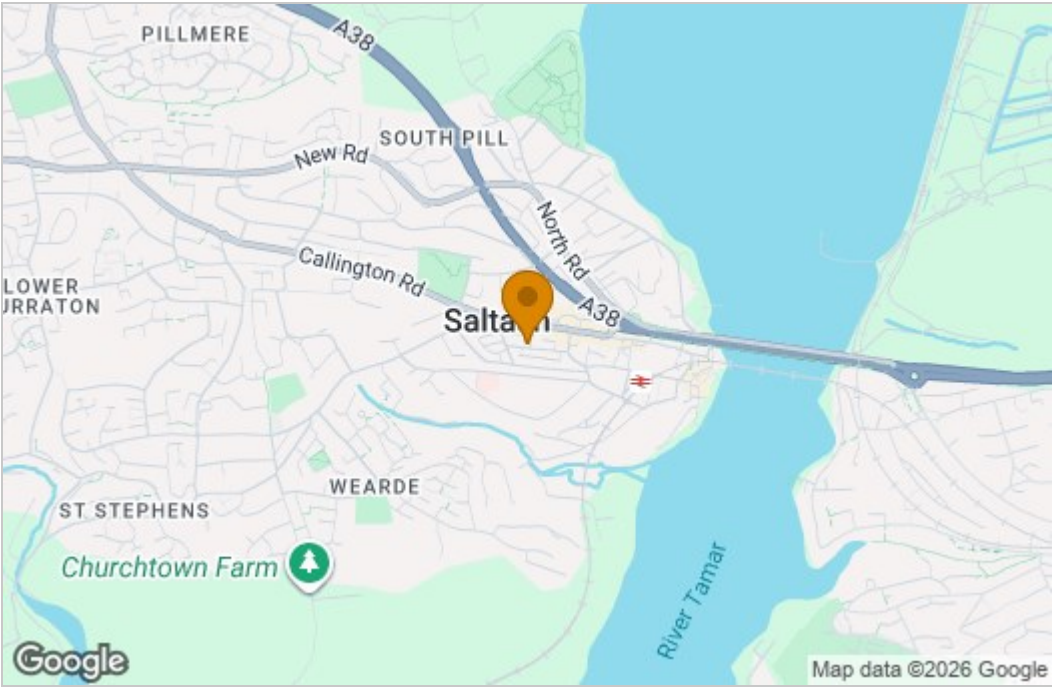
UKALA Client Money Protection - Membership No. 188420

Floor Plan

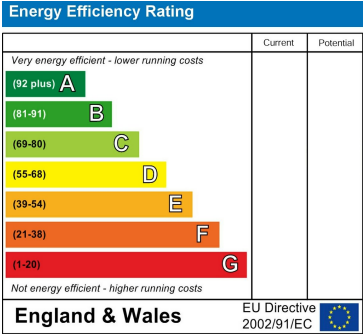
Floor Plan



Area Map



Energy Efficiency Graph



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