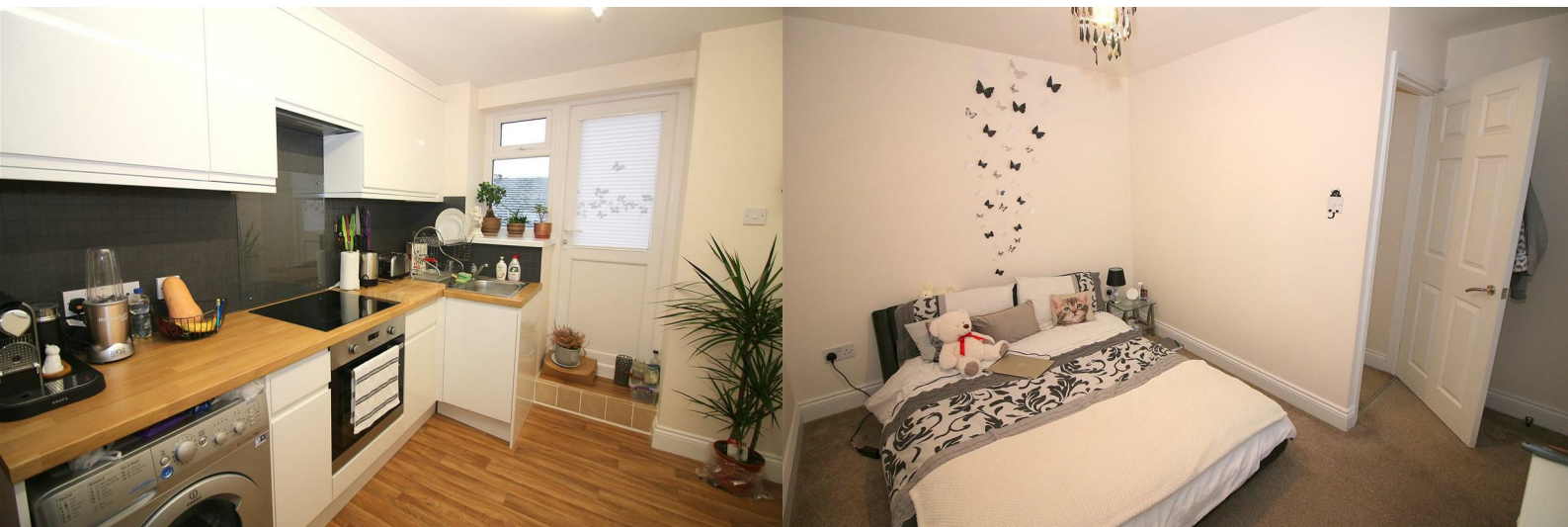




2 Lower Fore Street

, Saltash, PL12 6JX

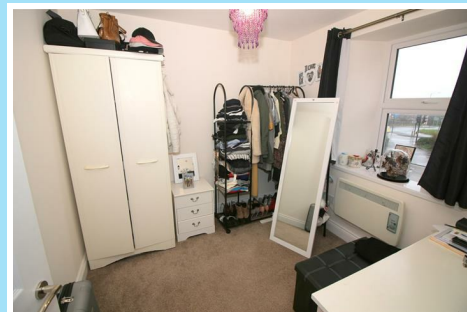
£875 Per Month



2 Lower Fore Street

, Saltash, PL12 6JX

£875 Per Month



GROUND FLOOR ENTRANCE HALL

uPVC DG door opens in to ground floor entrance hallway, stairs to first floor landing.

LANDING

Wooden fire door with glazed window pane to side opens in to kitchen.

KITCHEN

10'9" x 8'7" (3.28 x 2.62)

Kitchen comprises of a matching range of white high gloss wall mounted and base unit cupboards, wood effect roll edge laminate worktops, single stainless steel sink and drainer with mixer tap, tiled splash backs, integral single electric oven, 4 ring halogen hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, electric storage heater, smoke alarm, vinyl flooring. uPVC DG door to rear aspect providing access to the roof terrace, uPVC DG window to rear aspect.

HALLWAY

Hallway providing access to shower room, bedrooms and stairs up to lounge loft room.

SHOWER ROOM

8'0" x 7'6" (2.44 x 2.29)

Double shower cubicle with clear glass screen, mains shower, pedestal wash hand basin, low level WC, aqua panel splash backs, electric towel rail radiator, ceiling mounted extractor fan, storage cupboard, vinyl flooring. uPVC DG opaque window to rear aspect.

BEDROOM ONE

11'2" x 11'1" (3.4 x 3.38)

uPVC DG window to front aspect, electric panel heater, fitted carpet.

BEDROOM TWO

8'5" x 8'4" (2.57 x 2.54)

uPVC DG window to front aspect, electric panel heater, fitted carpet.

LOUNGE

15'10" x 10'8" (4.83 x 3.25)

Velux sky light to rear aspect, electric storage heater, fitted carpet, storage cupboard in to the loft eaves.

TENANCY INFO

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

No smokers - No pets

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)

Tel: 01752 849689

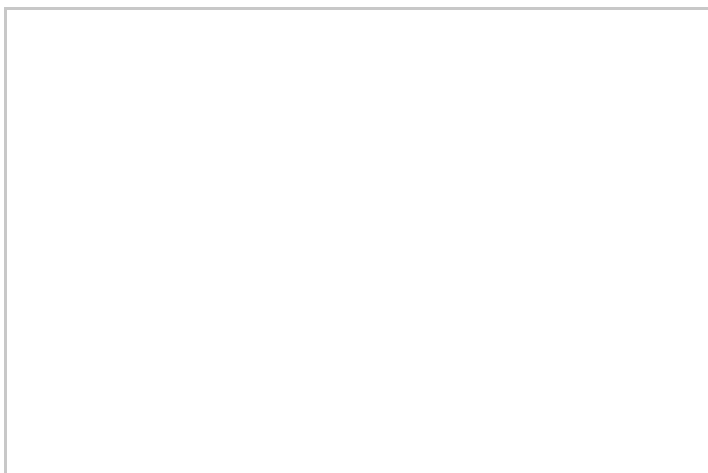
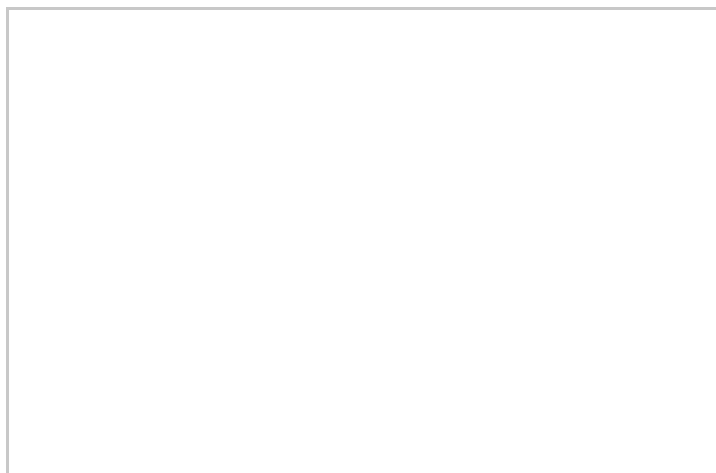
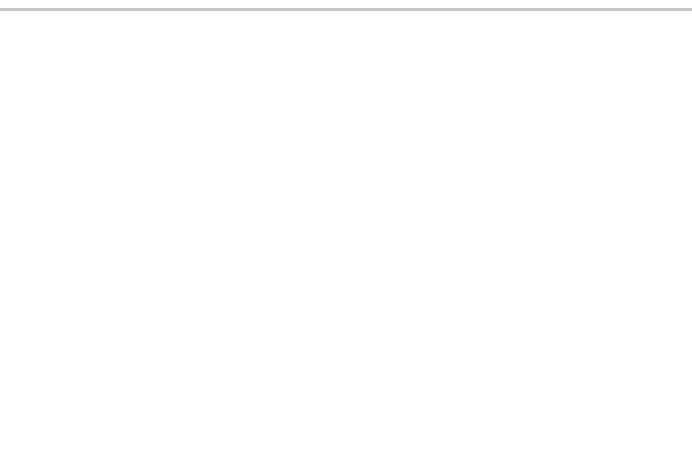
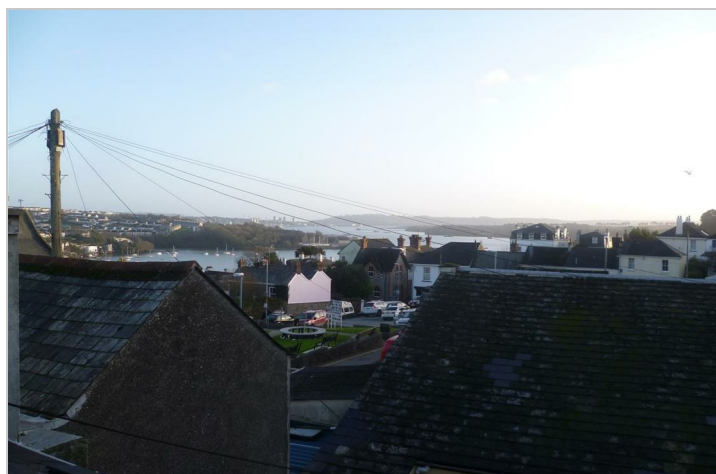
Deposit

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



Road Map



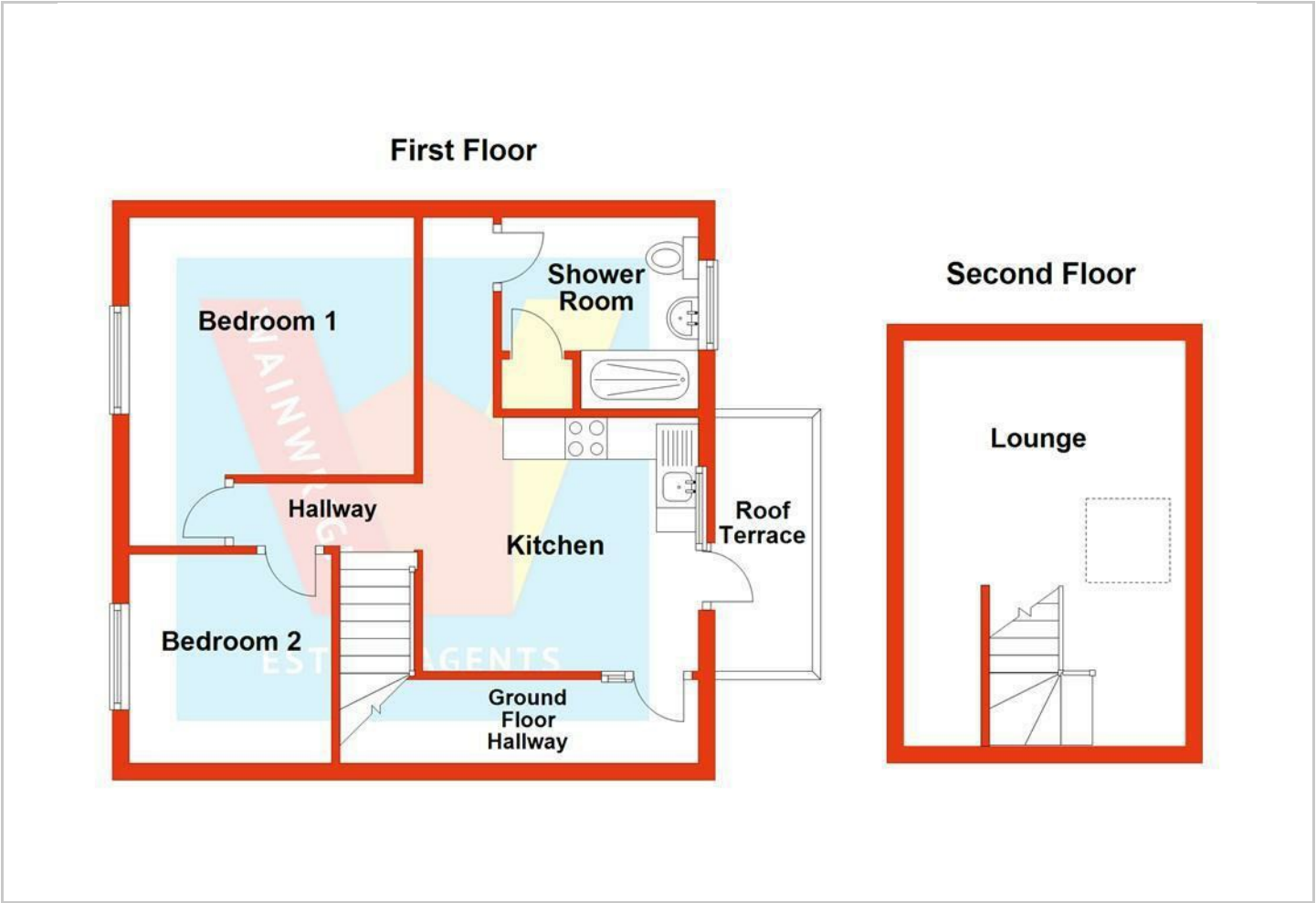
Hybrid Map



Terrain Map



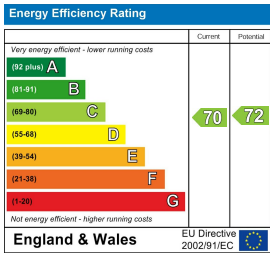
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set 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 or representation of facts 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. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.