



ESTATE AGENTS



1 Trelawney Road, Saltash, PL12 4DB

£1,150 Per Month

Located in the popular area of Trelawney Road, Saltash, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property has undergone a complete renovation to a high standard. The accommodation briefly comprises open plan living area with fitted kitchen, downstairs w.c., two bedrooms and modern shower room. The property benefits from double glazing and central heating. EPC = D (56). Council Tax Band = B. £1,150.00 rent per month. Holding deposit is £265.00 Full deposit is £1326.00

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

Front door leading into the open plan living area.

OPEN PLAN LIVING AREA 21'00 x 15'7 (6.40m x 4.75m)



KITCHEN AREA

Newly fitted kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in fridge/freezer, built in washing machine/dryer, electric oven with electric hob and extractor hood above, various power points, double glazed window to the front aspect, radiator, downlighting.



LOUNGE AREA



Double glazed window to the front aspect, radiator, various power points, downlighting, stairs leading to the first floor with understairs storage cupboard.



DOWNSTAIRS W.C.



Low level w.c., vanity unit with inset wash hand basin and storage beneath, window to the rear aspect.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, two double glazed windows to the rear aspect, radiator.

BEDROOM 1 15'09 x 10'00 (4.80m x 3.05m)



Double glazed window to the front aspect, radiator, various power points, downlighting.



BEDROOM 2 10'4 x 7'2 (3.15m x 2.18m)



Double glazed window to the front aspect, radiator, various power points.

SHOWER ROOM

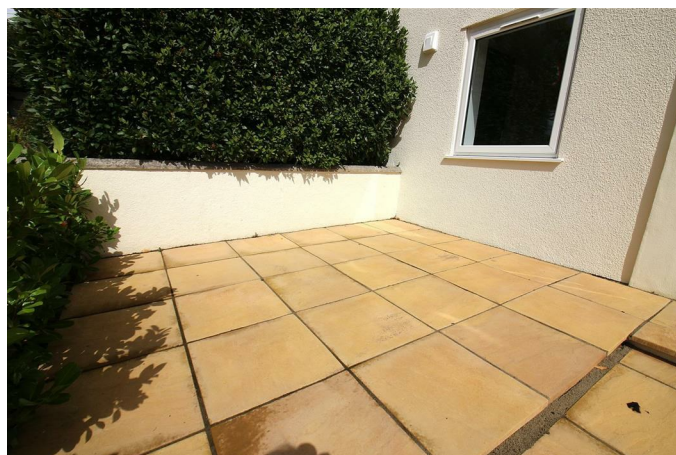


Newly fitted shower room with walk in shower having drench style shower, low level w.c., vanity unit with inset wash hand basin and storage beneath, chrome heated towel radiator.

OUTSIDE



To the front of the property there is a patio area, laid to lawn area and pathway leading to the front door. To the side of the property there is a hardstanding.



SERVICES

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

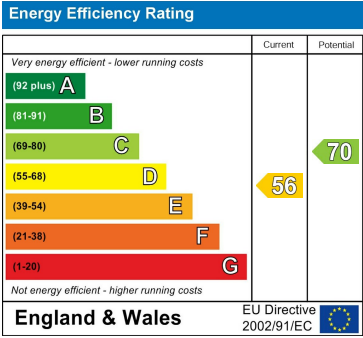
Floor Plan



Area Map



Energy Efficiency Graph



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