



ESTATE AGENTS



45 Meadow Drive, Saltash, PL12 6XJ

£1,200 Per Month

Wainwright Estate Agents are delighted to offer this 3 bedroom modern town house located in the popular area of Saltash. The property briefly comprises lounge, kitchen/diner, cloakroom, three bedrooms, family bathroom, garage/workshop, garden with decked area to the rear, driveway providing off road parking to the front of the property. Double glazing and gas central heating. EPC = C (75) Rent £1200.00 per month, holding deposit £276.00 Full deposit £1384.00 Council Tax Band C

ENTRANCE

Front door leading into the hallway.

FIRST FLOOR HALLWAY

Doorways leading into the lounge, kitchen/diner and cloakroom, stairs leading to the second floor, double glazed window to the side aspect.

LOUNGE 15'2" x 11'7" (4.62 x 3.53)



Double glazed window to the rear aspect, power points, radiators, double glazed door leading to the rear garden, storage cupboard.

KITCHEN/DINER 13'3" x 8'4" (4.04 x 2.54)



Modern matching kitchen, single drainer sink unit, tiled splash backs, built in electric oven and gas hob with extractor hood above, built in dishwasher, space and plumbing for washing machine, double glazed window to the front aspect, space for dining table, radiator and power points.

HALLWAY

Stairs leading to the first floor, radiator.

CLOAKROOM

Low level w.c., wash hand basin, obscure glass window to the front aspect, radiator.

STAIRS

Leading to the second floor landing.

SECOND FLOOR LANDING

Doorways leading into the bedrooms and family bathroom, double glazed window to the side aspect, linen cupboard with shelving.

BEDROOM 1 13'3" x 8'7" (4.04 x 2.62)



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

BEDROOM 2 11'11" x 8'7" (3.63 x 2.62)



Double glazed window to the rear aspect, radiator and power points.

BEDROOM 3 10'1" x 6'4" (3.07 x 1.93)



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

BATHROOM



Matching white bathroom suite comprising panelled bath with shower above and shower screen, pedestal wash hand basin, low level w.c., part tiled walls, radiator, obscure glass window to the rear aspect.

GARAGE/WORKSHOP 19'7" x 15'4" (5.97 x 4.67)

Accessed via an electric up and over door, power and lighting.

OUTSIDE

To the front of the property there are steps leading to the front door, gateway at the side of the property giving access to the rear garden.

REAR GARDEN

The rear garden is mainly laid to lawn with mature shrubs and trees to the border, decked area at the side of the property.

DRIVEWAY

To the front of the property there is a driveway which provides off road parking for approx two cars.

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

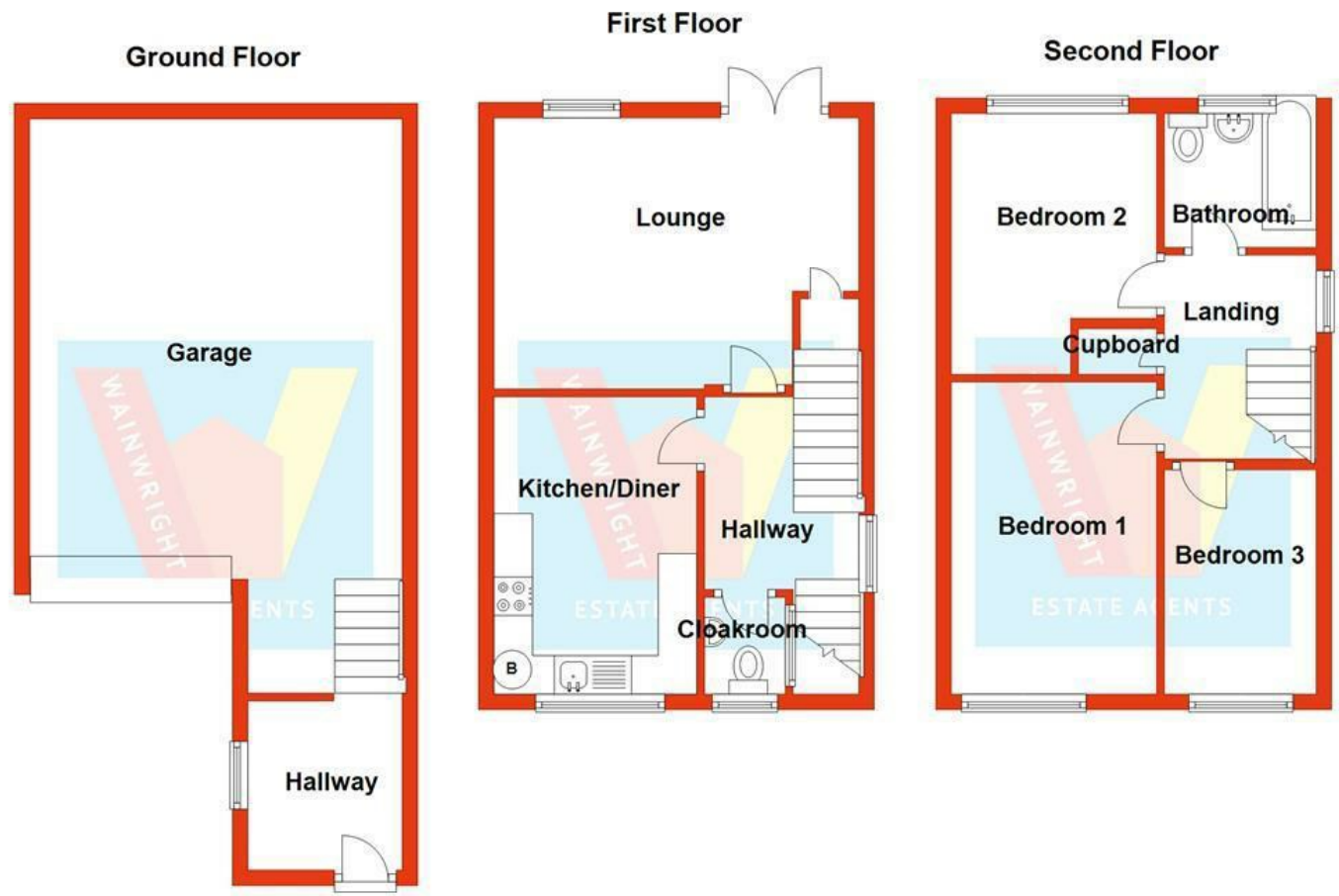
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

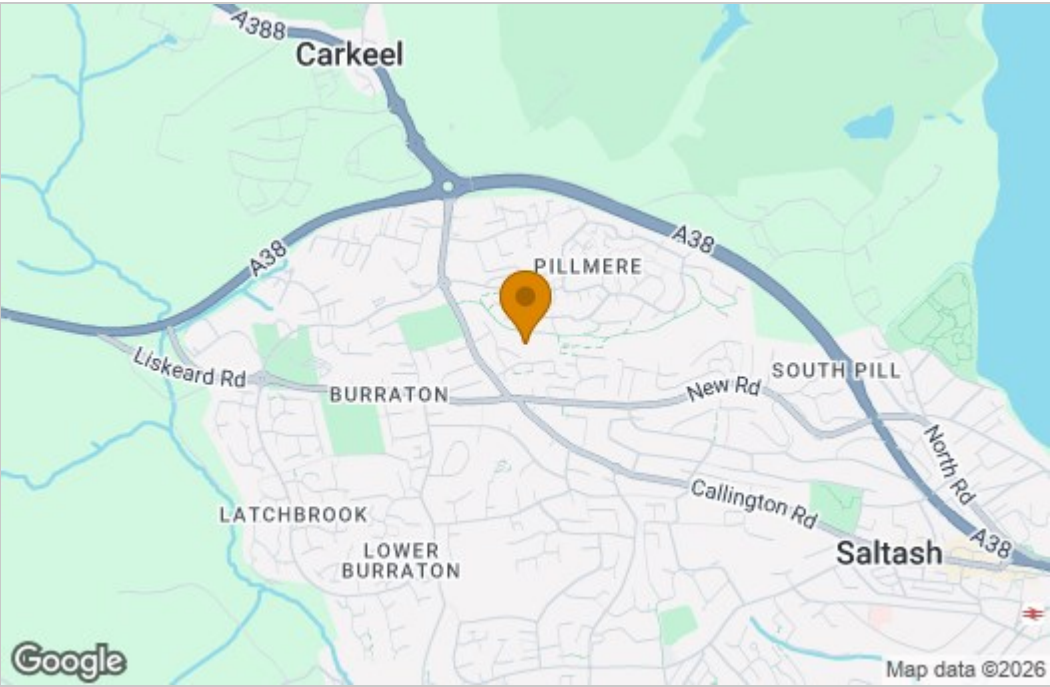
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

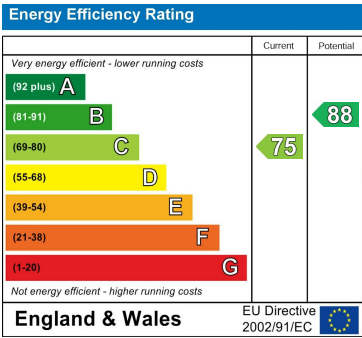
Floor Plan



Area Map



Energy Efficiency Graph



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.