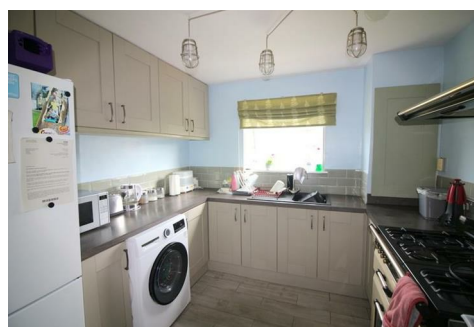




ESTATE AGENTS



49 Grenfell Avenue, Saltash, PL12 4JB

£725 PCM

Wainwright Estate Agents are delighted to offer to let this well presented, two double bedroom, first floor flat with its own private entrance and garden. The accommodation comprises lounge/diner, modern kitchen, bathroom and 2 double bedrooms. The property further benefits from double glazing, gas central heating and is close to local amenities and main bus routes.

Available early June. EPC = C (74). Council Tax Band = A. Rent = £725.00 PCM. Holding Deposit = £167.00. Total Deposit = £836.00.

ENTRANCE HALL

Front door leading into the entrance hall, stairs leading to the first floor hallway, storage cupboard.

FIRST FLOOR HALLWAY

Doors to lounge, kitchen, bedrooms and bathroom, radiator, power points, loft hatch.

LOUNGE/DINER 15'4" x 13'3" (4.67 x 4.04)



Double glazed window to the rear aspect, various power points, radiator, feature fireplace, space for dining room table, double glazed door leading out to the balcony.

KITCHEN 10'9" x 9'3" (3.28 x 2.82)



Modern matching kitchen comprising a range of wall mounted and base unit cupboards, laminate work tops, single sink and drainer unit with mixer tap, tiled splash backs, space and plumbing for washing machine, space for cooker, space for fridge/freezer, various power points, radiator, double glazed window to the front aspect, wall mounted boiler.

BEDROOM ONE 12'5" x 10'5" (3.78 x 3.18)



Double glazed windows to the rear aspect, radiator, power points, storage cupboard.

BEDROOM TWO 13'3" x 7'9" (4.04 x 2.36)



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

BATHROOM



Modern matching white bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed opaque window to the front aspect.

OUTSIDE

The property has its own garden located at the front

which has various mature plants, shrubs, flowers and the remainder is laid to lawn.

TENANCY INFO

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)

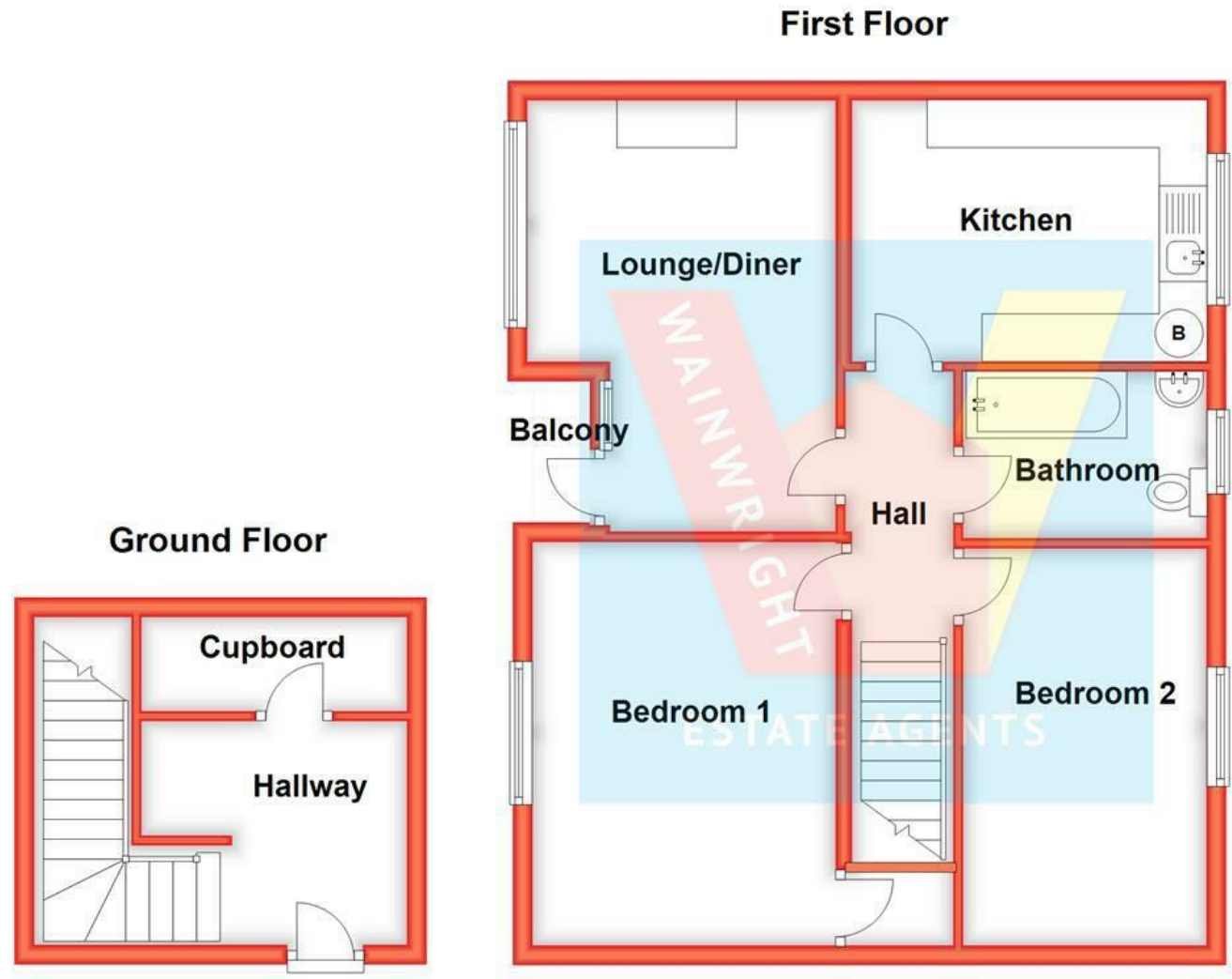
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

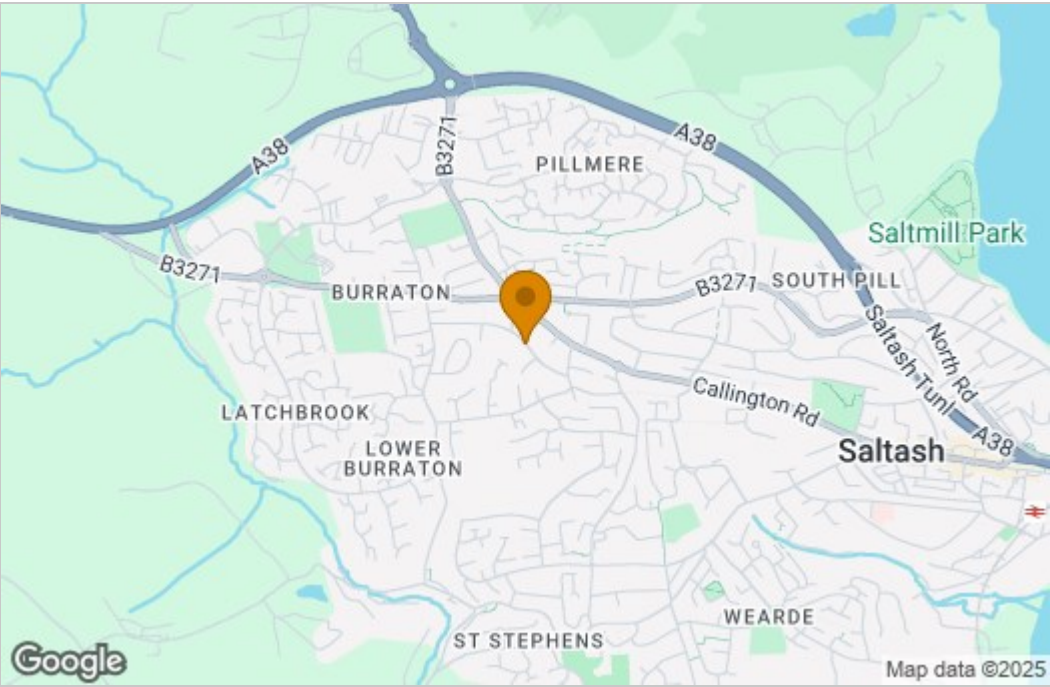
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

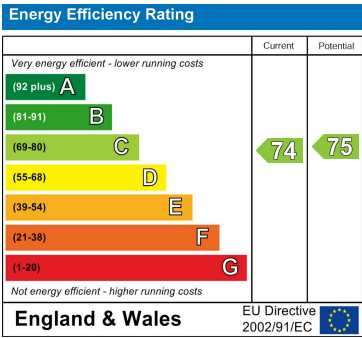
Floor Plan



Area Map



Energy Efficiency Graph



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.