



ESTATE AGENTS



6 Albert Road, Saltash, PL12 4EA

£1,100 Per Month

Wainwright Estate Agents are delighted to offer this 3 bedroom mid terrace property situated within close distance to Saltash Town Centre and local amenities. Accommodation comprises lounge, kitchen/diner, 3 bedrooms (2 double and 1 single) and family bathroom. The property further benefits from gas central heating and enclosed rear courtyard. Available early November. EPC = C (72) Rent £1100.00 per month, Full Deposit £1269.00 Holding Deposit £253.00 Council Tax Band B

HALLWAY

uPVC DG entrance door opens in to hallway, radiator, wood effect laminate flooring, doors to lounge and kitchen/diner, stairs to first floor accommodation, uPVC DG door to enclosed rear courtyard.

LOUNGE 12'11" x 12'1" (3.94 x 3.68)



Window to front aspect, wall spotlights, radiator, TV point, wood effect laminate flooring.

KITCHEN/DINER 12'10" x 12'0" (3.91 x 3.66)



Window to rear aspect, comprising of a matching range of cream wall mounted and base units cupboards with chrome bar handles and under counter lighting, roll edge laminate work tops, single stainless steel sink and drainer with mixer tap, tiled splash backs, Lamona chrome electric single oven, Lamona chrome 4 ring gas hob, extractor hood over, space and plumbing for washing machine, integral Lamona dishwasher, wood effect laminate flooring, understair storage cupboard.

FIRST FLOOR LANDING

Doors to bedrooms and family bathroom, radiator, fitted carpet.

BEDROOM ONE 13'1" x 9'3" (3.99 x 2.82)



Window to front aspect, radiator, fitted carpet.

BEDROOM TWO 9'9" x 9'0" (2.97 x 2.74)



Window to rear aspect, radiator, fitted carpet.

BEDROOM THREE 14'8" x 6'0" (4.47 x 1.83)



Window to front aspect, radiator, fitted carpet.

FAMILY BATHROOM 9'9" x 5'11" (2.97 x 1.8)



Opaque window to rear aspect, white suite comprising panel bath with glass shower screen and electric Triton shower over, low level WC, pedestal wash hand basin, radiator, shaver point, vinyl flooring, storage cupboard.

OUTSIDE



There is an enclosed rear courtyard at the back of the property and on road parking to the front.

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

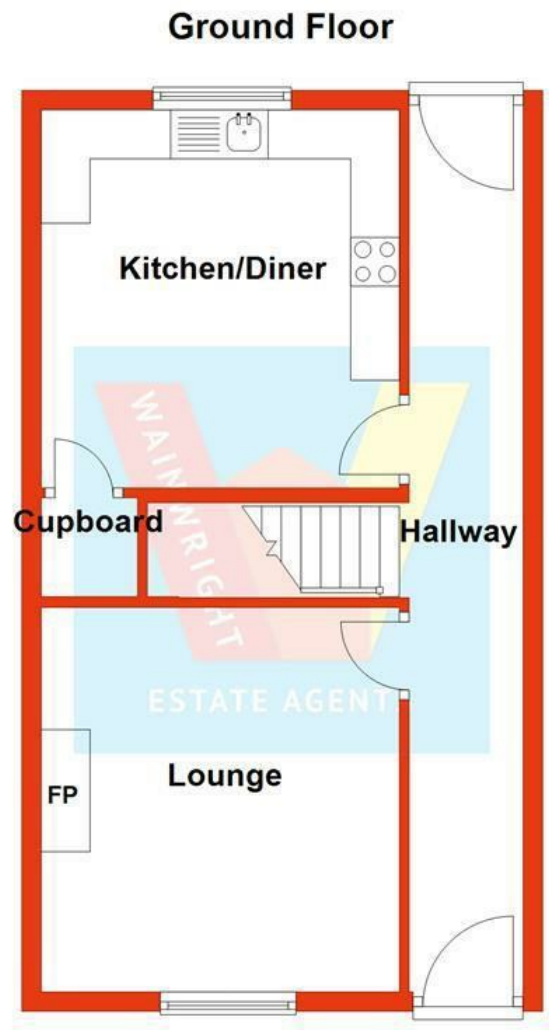
Default of Contract - Loss of Keys £30.00 Inc. Vat
Contract Variation - Administration Charge £60.00 Inc. Vat
Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement)

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

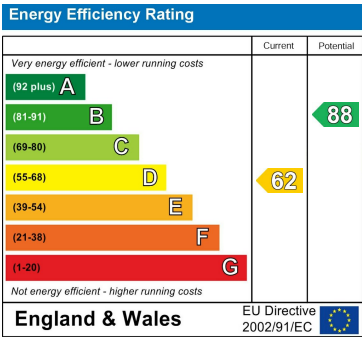
Floor Plan



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.