



ESTATE AGENTS



81 Grassmere Way, Saltash, PL12 6XE

£1,200 Per Month

Welcome to this terraced house located on Grassmere Way in the desirable area of Pillmere, Saltash. The accommodation briefly comprises lounge, kitchen/diner, downstairs w.c., three bedrooms and bathroom, gardens, garage and driveway. Other benefits include double glazing and gas central heating.

EPC = D (68). Council Tax C. Rent £1200.00 per month, Holding deposit £276.00. Full deposit £1384.00

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 hallway.

HALLWAY

Window to the side aspect, radiator, doorway leading into the lounge.

DOWNSTAIRS W.C.

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

LOUNGE 15'8 x 14'5 (4.78m x 4.39m)



Window to the front aspect, radiator, various power points, doorway leading into the kitchen/diner.

KITCHEN/DINER 14'5 x 8'3 (4.39m x 2.51m)



Modern matching kitchen comprising range of wall mounted and base unit with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with gas hob

above, window to the rear aspect, various power points, space for dining room table, understairs storage cupboard, extractor fan, French style doors leading to the rear garden.

STAIRS



Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 1 13'3 x 8'5 (4.04m x 2.57m)



Window to the front aspect, radiator, power points.

BEDROOM 2 10'8 x 8'5 (3.25m x 2.57m)



Window to the rear aspect, radiator, power points.

BEDROOM 3 6'11 x 5'8 (2.11m x 1.73m)



Window to the front aspect, radiator, power points, storage cupboard.

BATHROOM

Panelled bath with shower attachment above, vanity unit with inset wash hand basin and storage beneath, low level w.c., window to the rear aspect.

REAR GARDEN

Access via French style doors from the kitchen/diner.

GARAGE & DRIVEWAY

Garage and driveway.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

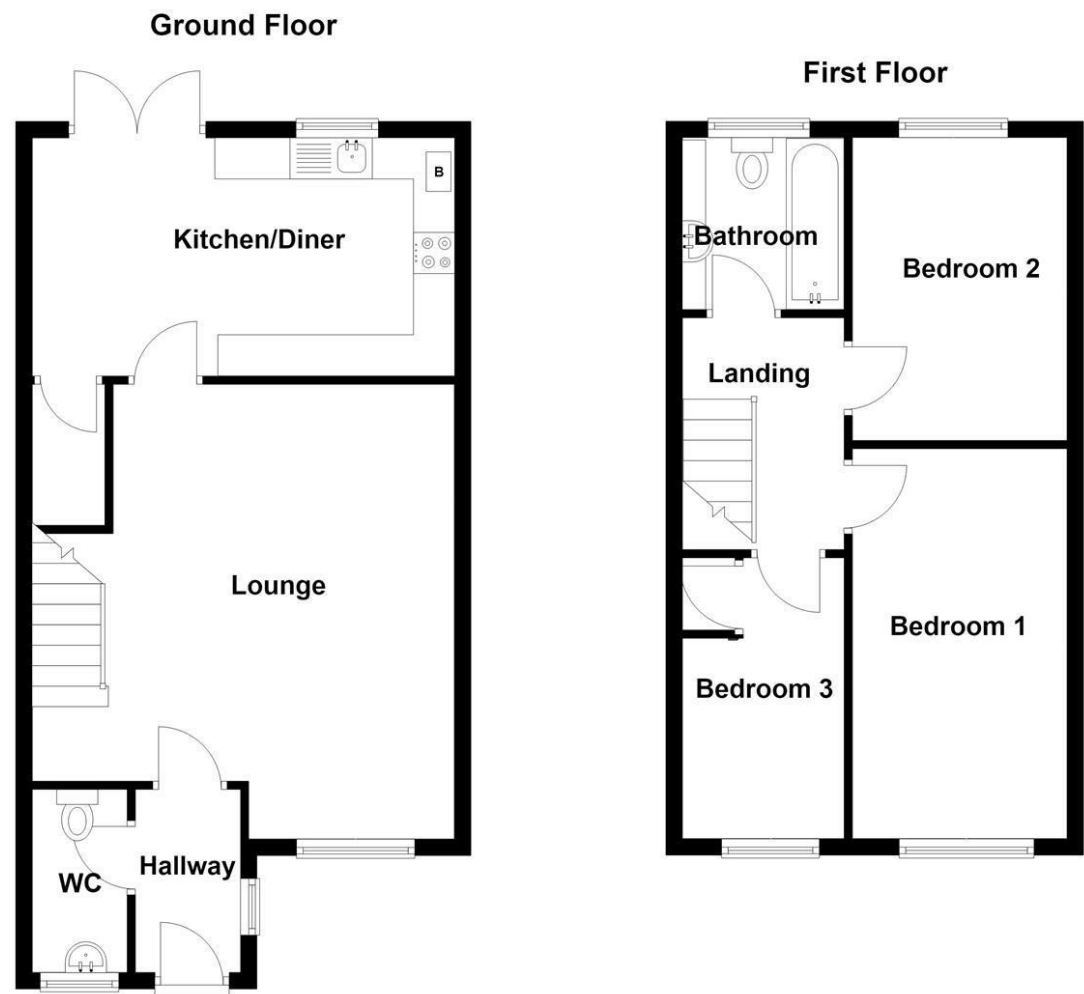
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

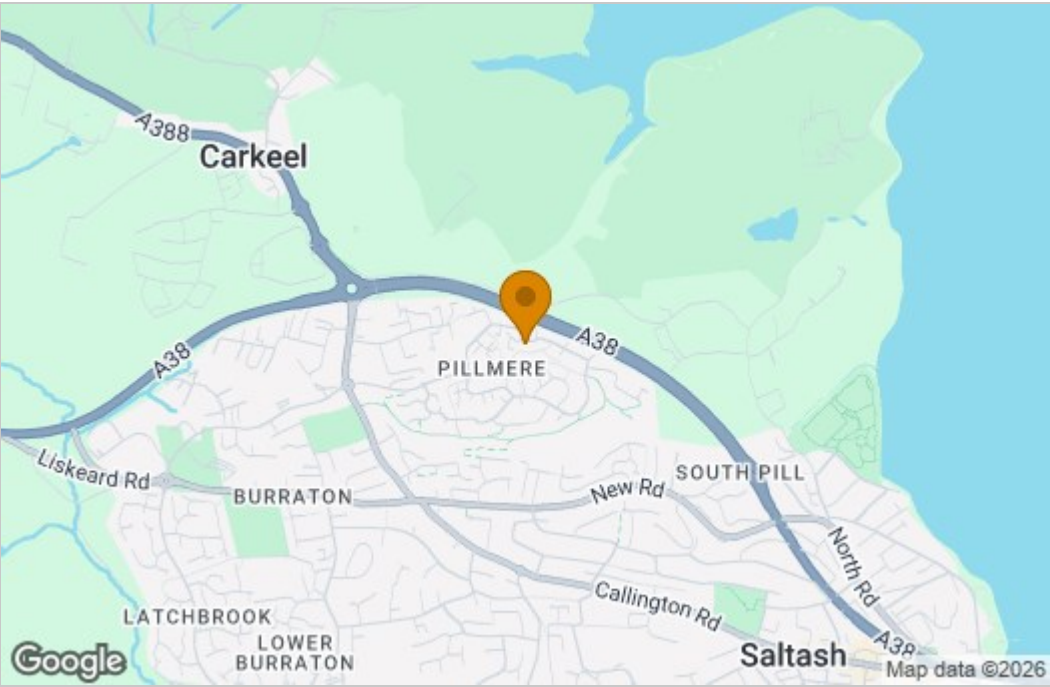
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

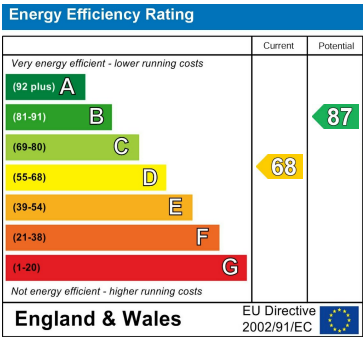
Floor Plan



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.