



ESTATE AGENTS



13 Trewithen Green, Saltash, PL12 6FR

£1,500 Per Month

Located on the popular development of Treledan, Saltash, this delightful brand new semi-detached town house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The accommodation briefly comprises on the ground floor lounge, good size kitchen diner and w.c., two bedrooms and family bathroom on the first floor with the master bedroom and en-suite on the second floor, enclosed rear garden, driveway with EV charging point. Other benefits include double glazing, gas central heating and solar panels. EPC = B (90). Council Tax Band D. Holding deposit = £346.00 Total deposit = £1730

FLOORING

Please note before any prospective tenant moves into the property there will be brand new flooring/carpets fitted throughout the property.

LOCATION

Situated within easy reach of local amenities, excellent transport links and access to both Saltash and Plymouth, this is a superb opportunity to live in a spacious and stylish family home in a desirable Cornish location.

ENTRANCE

Front door leading into hallway.

HALLWAY

Stairs leading to the first floor, radiator, doorway leading into the lounge.

LOUNGE 15'6 x 10'11 (4.72m x 3.33m)

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

KITCHEN/DINER 15'9 x 14'2 (4.80m x 4.32m)



Newly fitted kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, eye level built in electric double oven, gas hob with extractor hood above, various power points, radiator, double glazed French style doors leading to the rear garden.



DOWNSTAIRS W.C.



Low level w.c., wash hand basin.

STAIRS



Leading to the first floor landing.

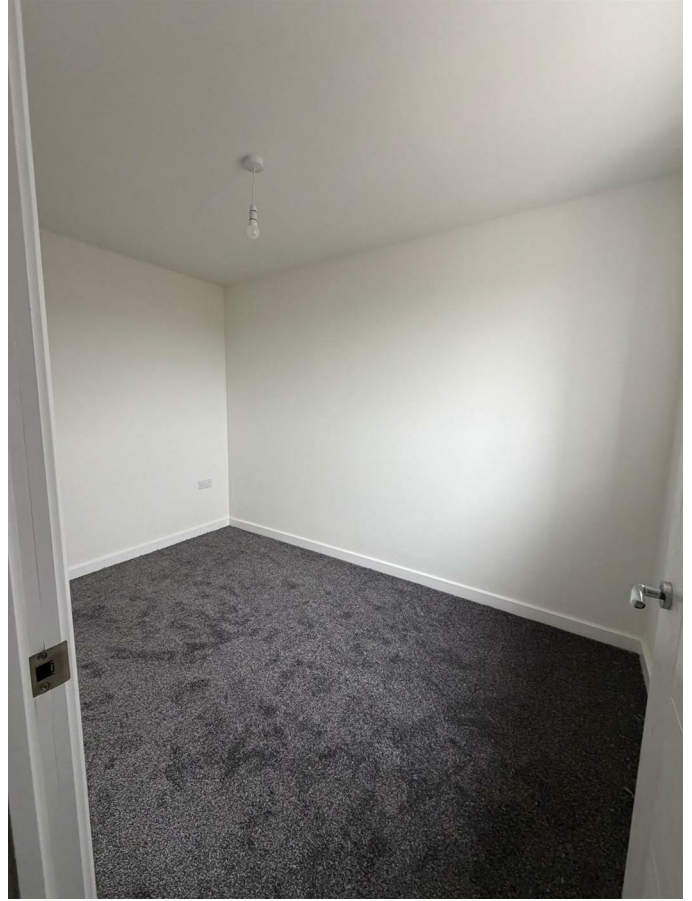
FIRST FLOOR LANDING

Doorways leading into the first floor living accommodation, storage cupboard.

BEDROOM 2 14'2 x 8'7 (4.32m x 2.62m)

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

BEDROOM 3 11'2 x 8'7 (3.40m x 2.62m)



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

FAMILY BATHROOM



Matching bathroom suite comprising panelled bath with shower above, low level w.c., wash hand basin, radiator, double glazed window to the side aspect.



STAIRS

Leading to the master bedroom.

MASTER BEDROOM 11'4 x 10'6 (3.45m x 3.20m)



Window to the front aspect, radiator, power points, doorway leading into the en-suite shower room.

EN-SUITE



Matching suite comprising walk in double shower cubicle with shower, low level w.c., wash hand basin, radiator.

OUTSIDE



To the rear of the property there is an enclosed garden which has a patio area, pathway leading to gateway providing access to the driveway.



DRIVEWAY



Located at the rear of the property there is a driveway providing off road parking.

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.

No smoker

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

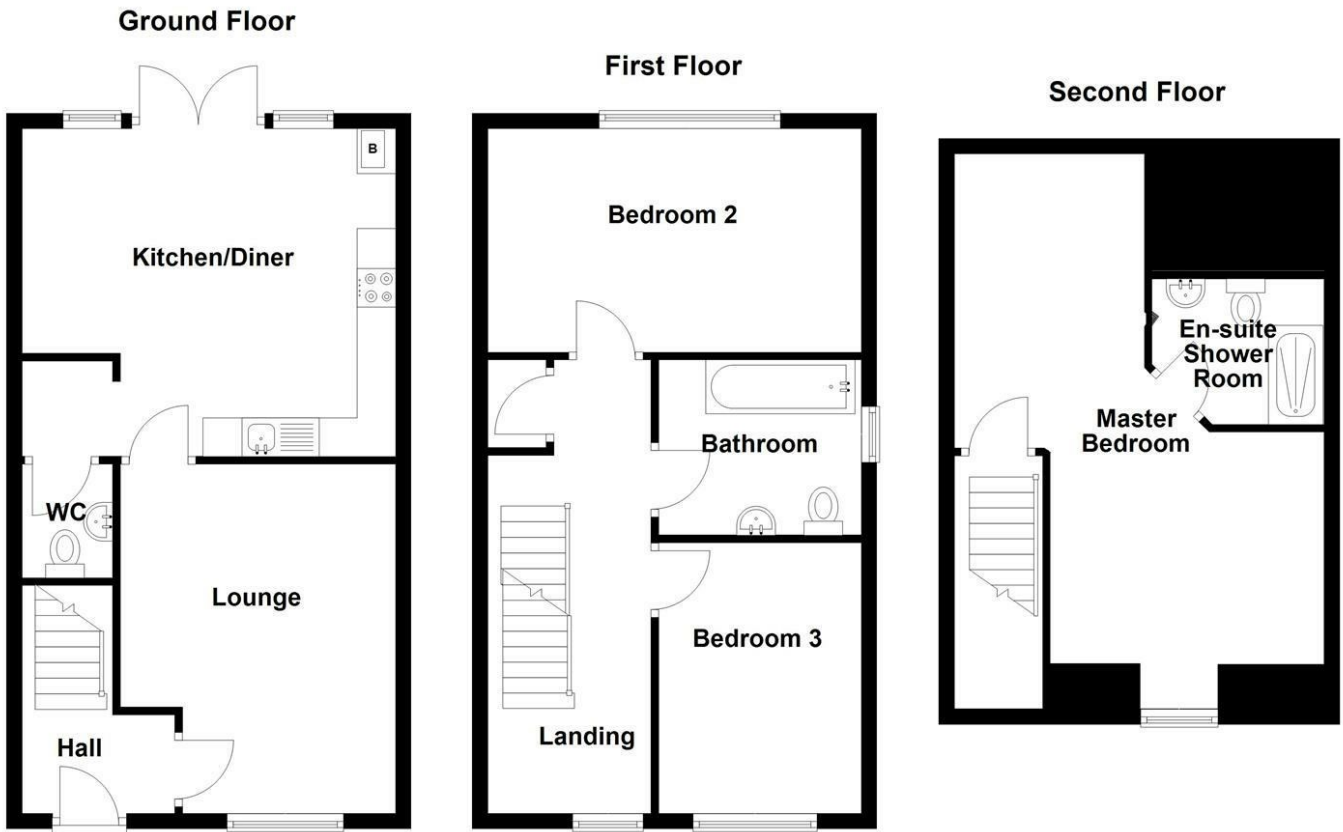
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

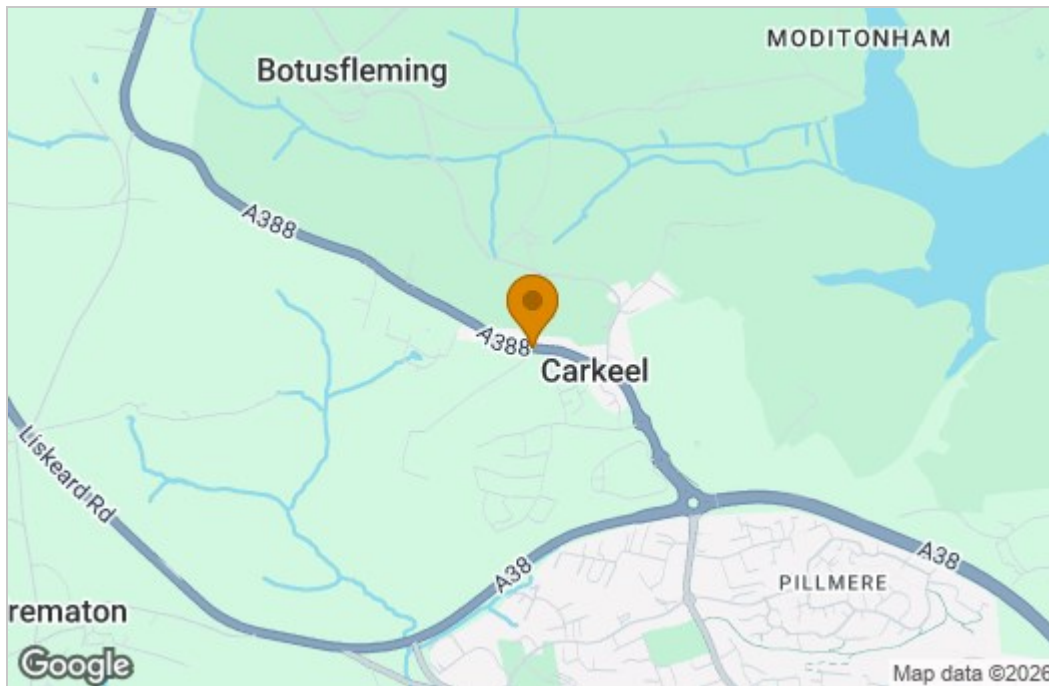
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | 90 | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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