



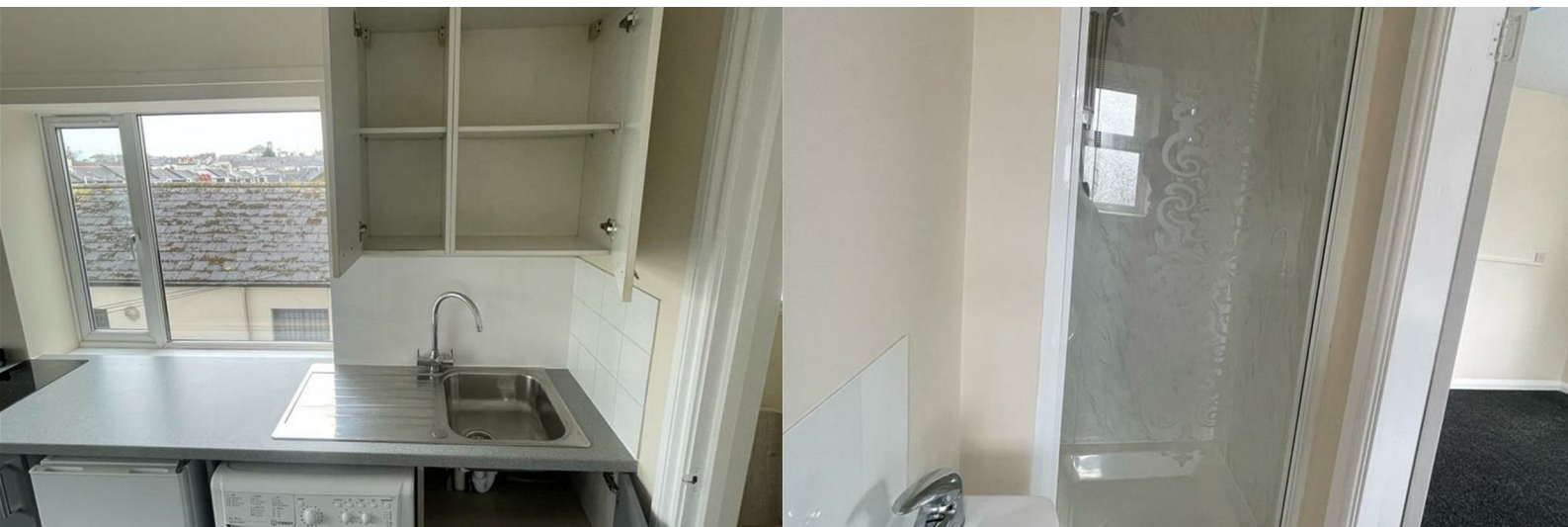
ESTATE AGENTS



Studio Flat, 39 Mutley Plain

, Plymouth, PL4 6JQ

£525 PCM



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ENTRANCE HALLWAY

6'6" x 3'6" (1.98 x 1.07)

Wooden fire door opens in to entrance hallway, storage cupboard with consumer unit, fitted carpet, doorway in to living accommodation.

LIVING ACCOMMODATION

11'11" x 11'10" (3.63 x 3.61)

uPVC DG windows to rear and side aspects, kitchenette area with stainless steel sink and drainer unit with mixer tap, tiled splash backs, work tops, 2 ring electric hob, wall mounted and base unit cupboards, space for washing machine, space for fridge, fitted carpet, smoke alarm, electric storage heater, door to shower room.

SHOWER ROOM

5'4" x 3'0" (1.63 x 0.91)

uPVC DG opaque window to side aspect, wall mounted wash hand basin, low level WC, shower cubicle with electric shower over and tiled, wall mounted cupboard, wall mounted extractor fan, wood effect vinyl flooring.

TENANCY INFO

Exclusive of the following: Council tax, electricity and water.

No smokers - No pets

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)

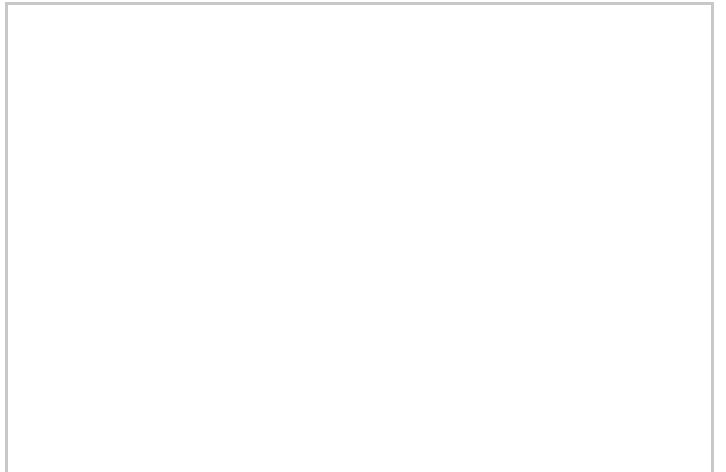
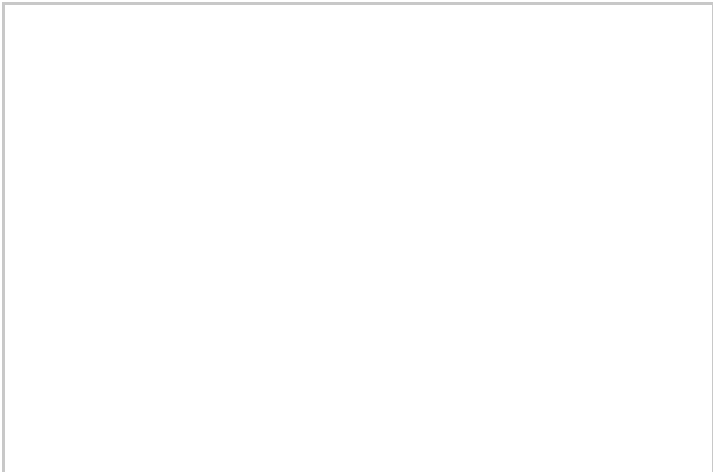
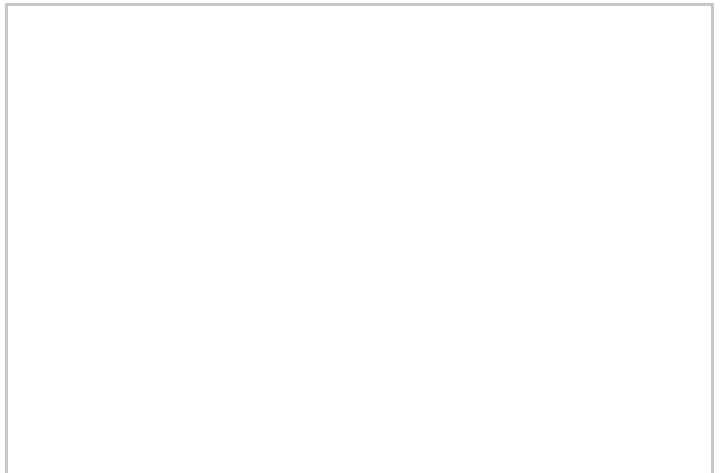
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

Tel: 01752 849689



Road Map



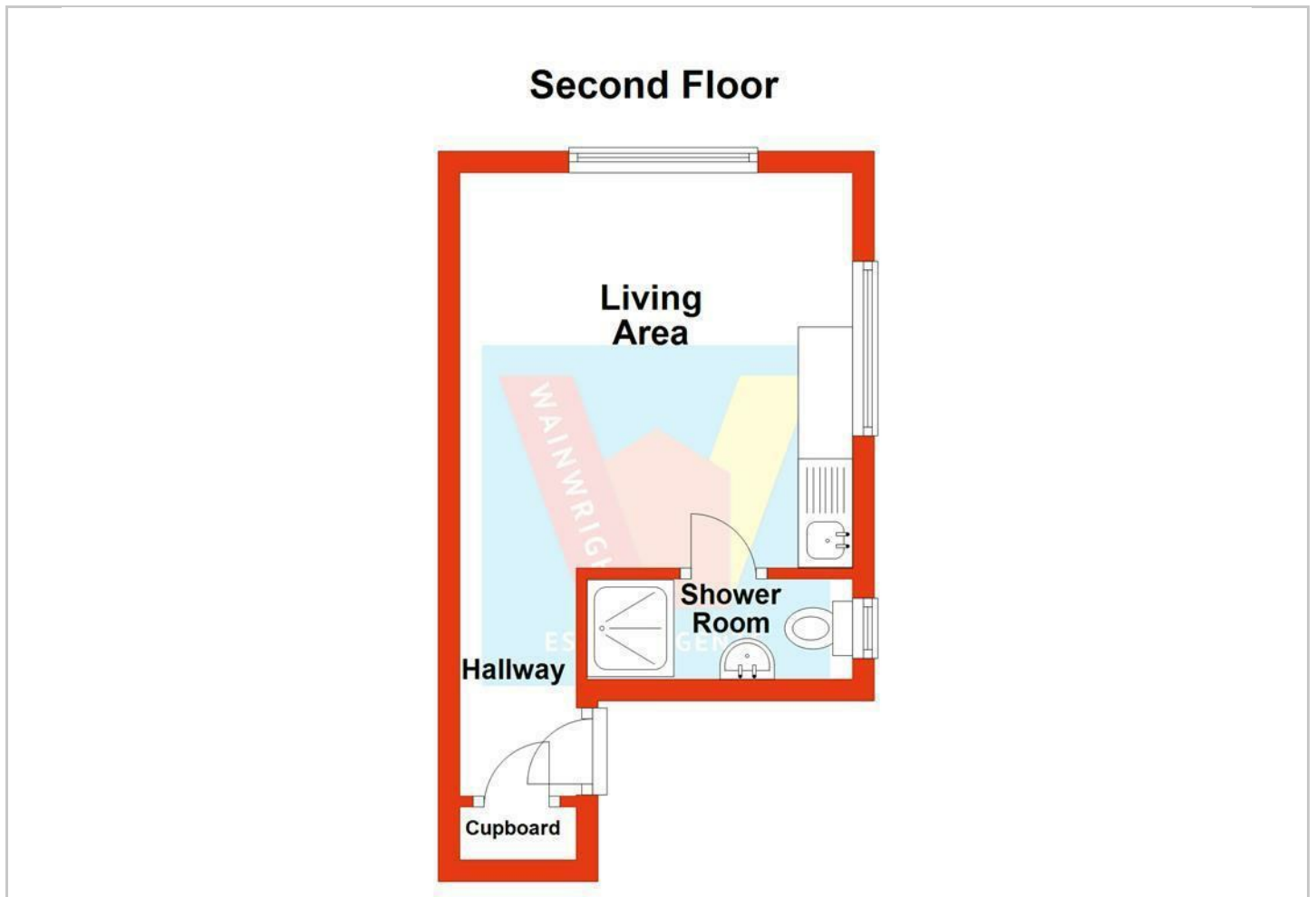
Hybrid Map



Terrain Map



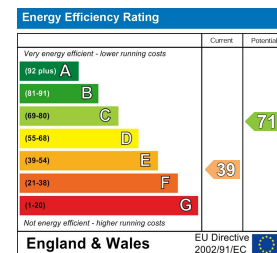
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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