



ESTATE AGENTS



14 Champion Close

Pillmere, Saltash, PL12 6XN

£1,100 Per Month



14 Champion Close

Pillmere, Saltash, PL12 6XN

£1,100 Per Month



ENTRANCE HALL

White uPVC DG door with two opaque glazed panes and brass fittings opens into entrance hall, single radiator, cream fitted carpet, doors to downstairs WC, lounge and stairs to first floor accommodation.

DOWNSTAIRS WC

White uPVC DG opaque window to front aspect, low-level WC, vanity basin with two chrome taps, single radiator, cream fitted carpet.

LOUNGE

White uPVC DG window to front aspect, feature fireplace with light oak wood effect mantel with inset chrome electric fire with feature pebble base, one double and one single radiator, TV point, Phone point.

KITCHEN/DINER

White uPVC DG window and white uPVC DG double doors to rear aspect, comprising matching range of cream base and wall mounted units with white roll edge worktops, integral electric oven, integral 4 ring gas hob with extractor fan hood over, single stainless steel sink and drainer with chrome mixer tap, space for fridge/freezer, space and plumbing for washing machine and dishwasher, black tile effect vinyl flooring, double radiator, wall mounted gas central heating boiler.

LANDING

White uPVC DG window to side aspect, storage cupboard, doors to bedrooms and family bathroom, cream fitted carpet.

BEDROOM 1

White uPVC DG window to front aspect, single radiator, cream fitted carpet, TV point, Phone point.

BEDROOM 2

White uPVC DG window to rear aspect, single radiator, cream fitted carpet.

BEDROOM 3

White uPVC DG window to front aspect, single radiator, storage cupboard, cream fitted carpet.

FAMILY BATHROOM

White uPVC DG opaque window to rear aspect, matching cream suite comprising low-level WC, pedestal wash hand basin with two chrome tap, panelled bath with two chrome taps and chrome mains shower over, shower curtain, tiled splash backs, tile effect vinyl flooring, ceiling mounted extractor fan.

GARDENS

Front garden laid with decorative gravel chipping with steps to front entrance door. Back garden features a small patio area with steps rising to the remainder of the garden which is laid to lawn and enclosed via low level brick wall and wooden fence panelling, side pathway gives access to the rear garden from the front of the property.

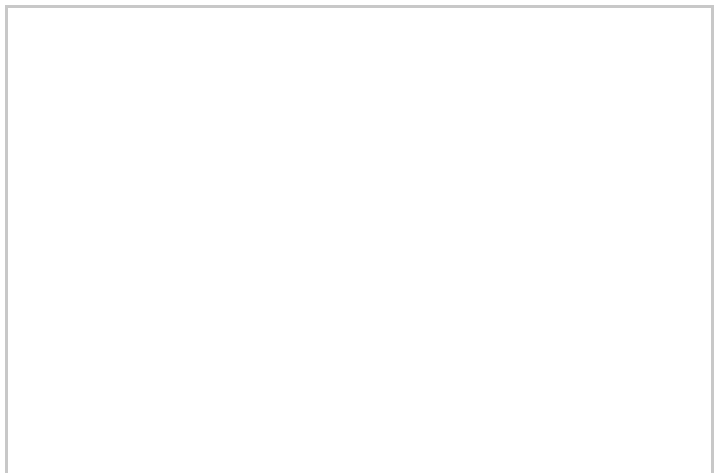
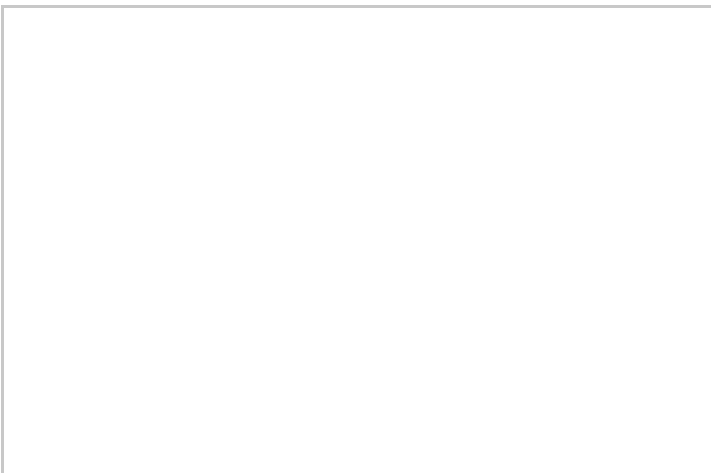
FEES AND CHARGES

Exclusive of the following: Council tax band D, electricity, gas and metered water.

No housing benefit - No smokers - No pets

Non-Refundable Reference Fees - £120 per Person including VAT

Tenancy Paperwork Preparation Fees - £120 including VAT Month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References



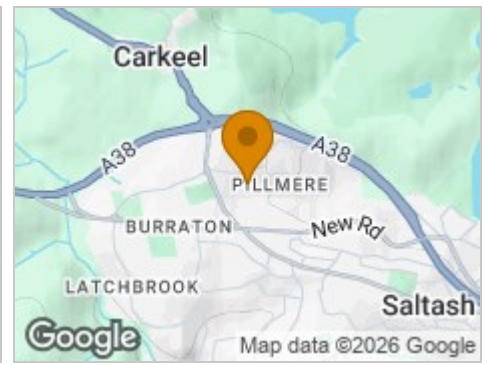
Road Map



Hybrid Map



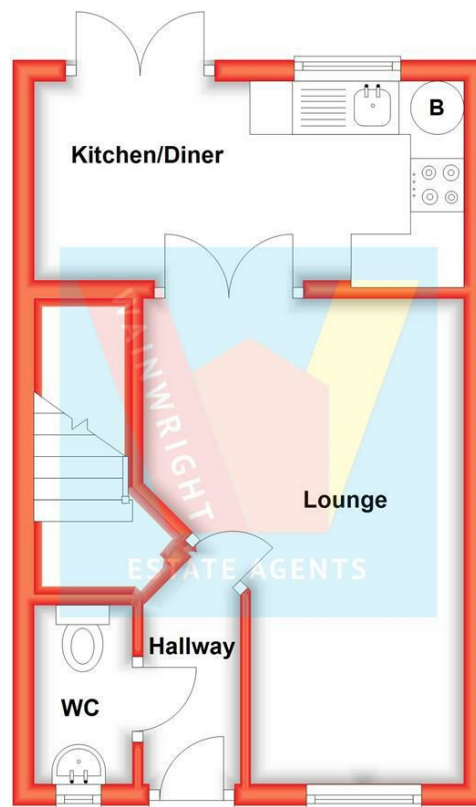
Terrain Map



Floor Plan

Ground Floor

Approx. 288.8 sq. feet

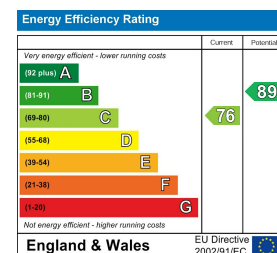


Total area: approx. 575.1 sq. feet

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



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.