



ESTATE AGENTS



## 16 Dolphin Close, Plymouth, PL9 8RZ

**£1,200 Per Month**

Wainwright Estate Agents are delighted to offer this well presented three bedroom semi-detached property located at the end of a quiet cul-de-sac in Plymstock. Accommodation comprises lounge, kitchen / diner, 3 good size bedrooms and family bathroom. The property further benefits from double glazing, G.C.H, garage, off road parking Available Mid May. EPC = D (66)  
Rent Per month £1200.00 Holding Deposit £276.00 Full Deposit £1384.00

### ENTRANCE HALL

uPVC DG front door opens in to entrance hall, wall mounted coat rack, radiator, laminate floor tiles, door to lounge, stairs to first floor accommodation.

### LOUNGE 16'6" x 11'8" (5.03 x 3.56)



uPVC DG window to front aspect, feature fireplace with gas inset fire, wooden mantel surround and marble hearth, TV point, phone point, radiator, fitted grey carpet, door to kitchen / diner.

### KITCHEN/DINER 14'10" x 7'7" (4.52 x 2.31)



uPVC DG window to rear aspect, matching range of wall mounted and base unit cupboards, black roll edge work tops, white 1 & 1/2 bowl sink and drainer, tiled splash backs, integral single electric oven with 5 ring gas hob and chrome extractor fan hood over, wall mounted combi boiler, small breakfast bar area, radiator, plumbing and space for dishwasher, wood effect laminate flooring.

### LANDING

uPVC DG opaque window to side aspect, smoke alarm, loft hatch, fitted grey carpet, doors to bedrooms and family bathroom.

### BEDROOM ONE 13'7" x 8'6" (4.14 x 2.59)



uPVC DG window to front aspect, radiator, fitted grey carpet.

### BEDROOM TWO 10'8" x 8'5" (3.25 x 2.57)



uPVC DG window to rear aspect, radiator, fitted grey carpet.

### BEDROOM THREE 10'4" x 6'2" (3.15 x 1.88)



uPVC DG window to front aspect, radiator, built in storage over stairs, fitted grey carpet.

## **FAMILY BATHROOM 6'2" x 2'11" (1.88 x 0.89)**



uPVC DG opaque window to rear aspect, white bathroom suite comprising P shaped bath with mains shower over and glass shower screen, vanity unit with inset wash hand basin and mixer tap with cupboards beneath, tiled splash backs, low level WC, chrome towel rail radiator, inset spotlights, wall mounted extractor fan, laminate floor tiles.

## **GARAGE 17'7" x 7'1" (5.36 x 2.16)**

Garage with metal up and over door, built in storage cupboards with work space over, power and lighting.

## **UTILITY AREA 7'7" x 7'1" (2.31 x 2.16)**

To the back of the garage is a utility area, window to rear aspect, door to rear aspect providing access to the garden and door in to kitchen / diner, work top, wall mounted cupboards, space and plumbing for washing machine and space for tumble dryer.

## **OUTSIDE**



To the front of the property is a concrete driveway leading up to the garage and the remainder is laid to gravel providing extra parking.

To the rear of the property is the garden enclosed via wood panel fencing, mainly laid to lawn with a small patio area.

## **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)

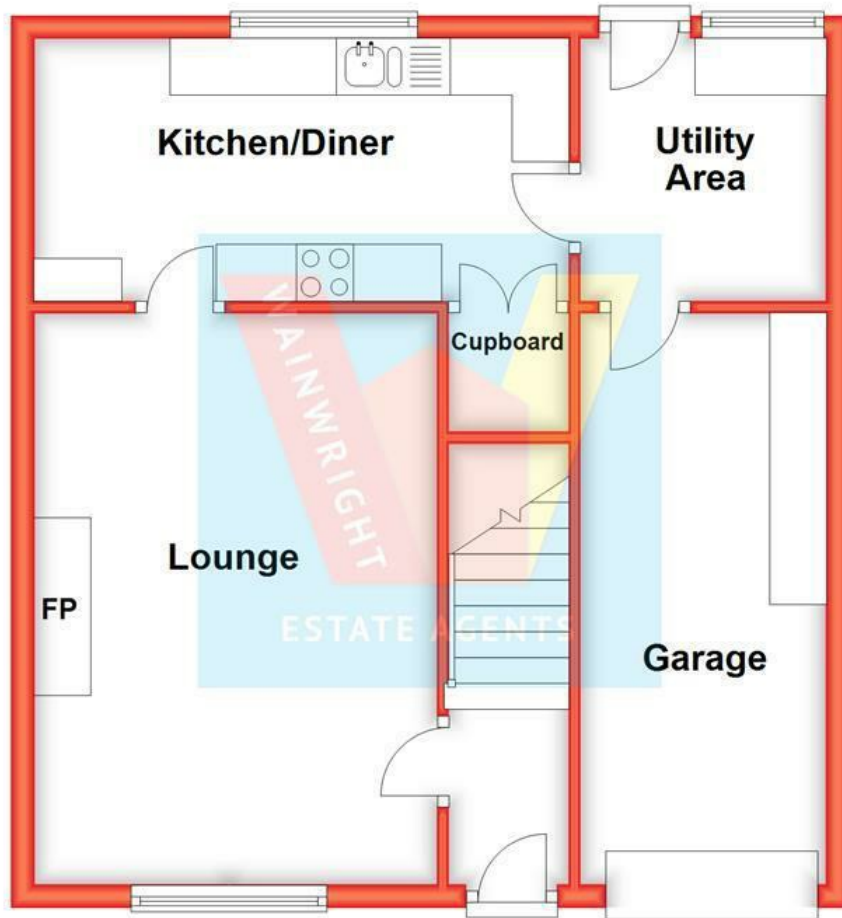
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection  
Property Redress Scheme - Membership No. PRS002551

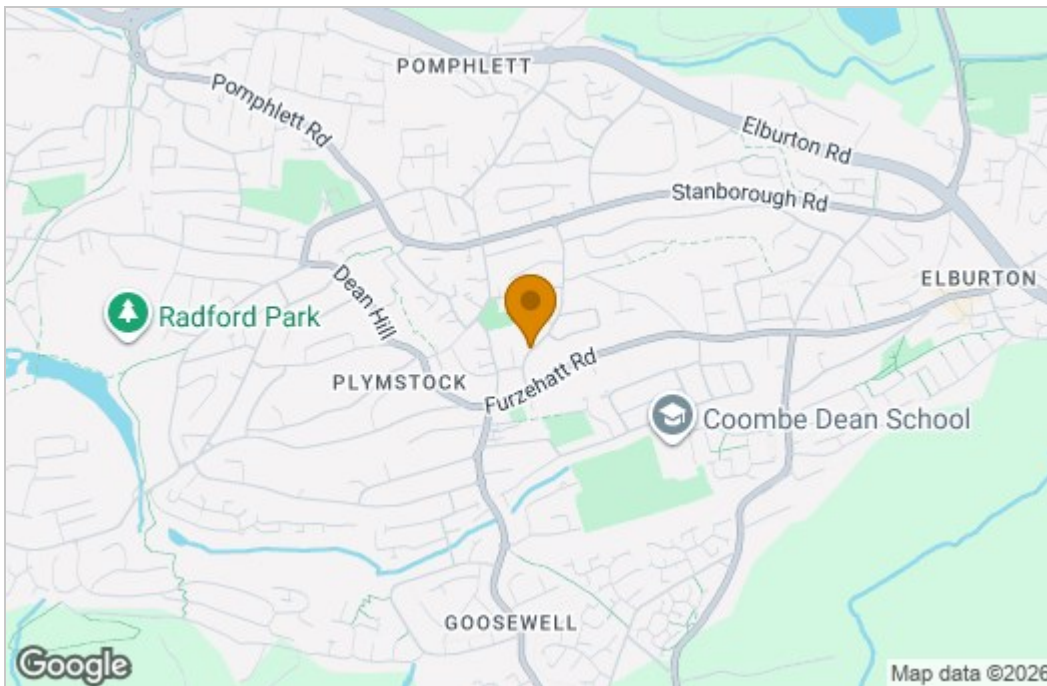
UKALA Client Money Protection - Membership No. 188420

## Floor Plan

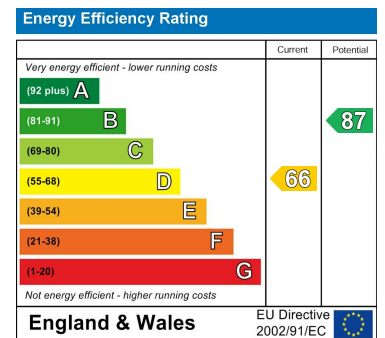
### Ground Floor



## 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.

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