WAINWRIGHT
ESTATE AGENTS

10 Harebell Close, Saltash, PL12 6XL

£900 Per Month

Wainwright Estate Agents are delighted to offer this modern two bedroom property set within the popular residential area of Pillmere. The accommodation comprises open plan lounge / diner, fitted kitchen, downstairs WC, to the first floor there are 2 bedrooms and family bathroom. The property further benefits from double glazing, gas central heating and allocated parking. Available from Late December EPC = C (75) Rent £900.00 per month Full deposit £1038.00 Holding Deposit £207.00

ENTRANCE HALL
White uPVC DG door opens in to entrance hallway, doors to lounge / diner, kitchen and downstairs WC, stairs to first floor accommodation, fitted carpet.

LOUNGE/DINER 14'10" x 12'11" (4.52 x 3.94)

White uPVC DG window to rear aspect, white uPVC DG double doors to rear aspect opening in to enclosed rear garden, understairs storage cupboard, TV point, radiator, fitted carpet.

KITCHEN 10'3" x 5'9" (3.12 x 1.75)

White uPVC DG window to front aspect, kitchen comprises matching range of wall mounted and base unit cupboards with light wood effect laminate roll edge worktops, stainless steel single sink and drainer with mixer tap, tiled splash backs, integral electric oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge / freezer, wall mounted boiler, vinyl flooring.

DOWNSTAIRS WC
White uPVC DG opaque window to front aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, vinyl flooring.

FIRST FLOOR LANDING
Doors to bedrooms and family bathroom, loft hatch, fitted carpet.

BEDROOM ONE 12'11" x 10'8" (3.94 x 3.25)

White uPVC DG window to front aspect, radiator, built in storage cupboard, fitted carpet.

BEDROOM TWO 12'10" x 6'3" (3.91 x 1.91)

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

BATHROOM 6'5" x 6'4" (1.96 x 1.93)

White uPVC DG opaque window to rear aspect, matching suite comprising panel bath with mains shower over, tiled splash backs, pedestal wash hand basin and low level WC, radiator, vinyl flooring.

OUTSIDE

To the front of the property the garden is mainly laid to lawn, enclosed with hedging and pathway leading to front door.

To the rear of the property the garden is enclosed by wooden fencing, patio area with steps up to the remainder of the garden which is laid to lawn with a selection of shrubs and bushes to the borders.

TENANT INFORMATION

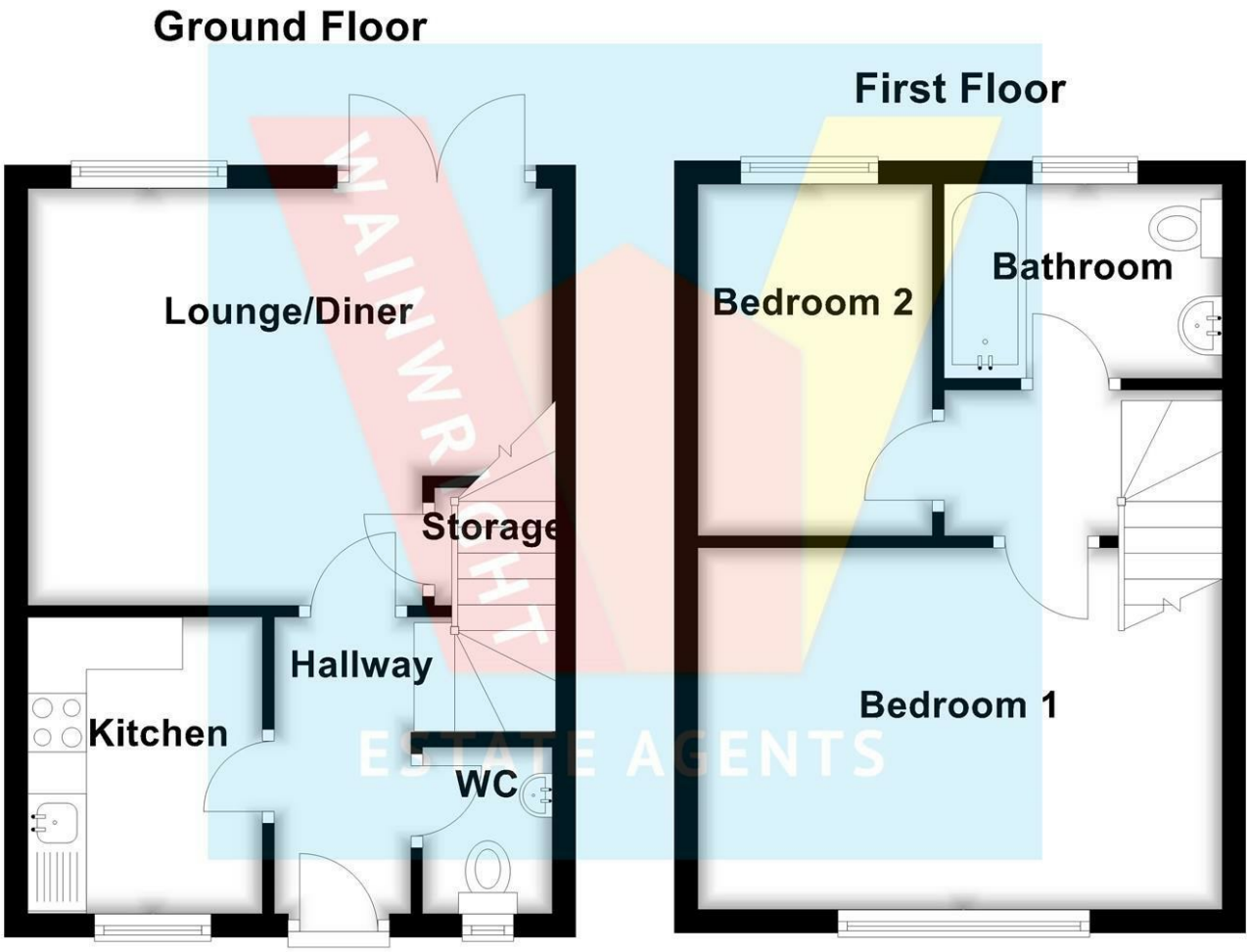
Exclusive of the following: Council tax, electricity and water.

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.

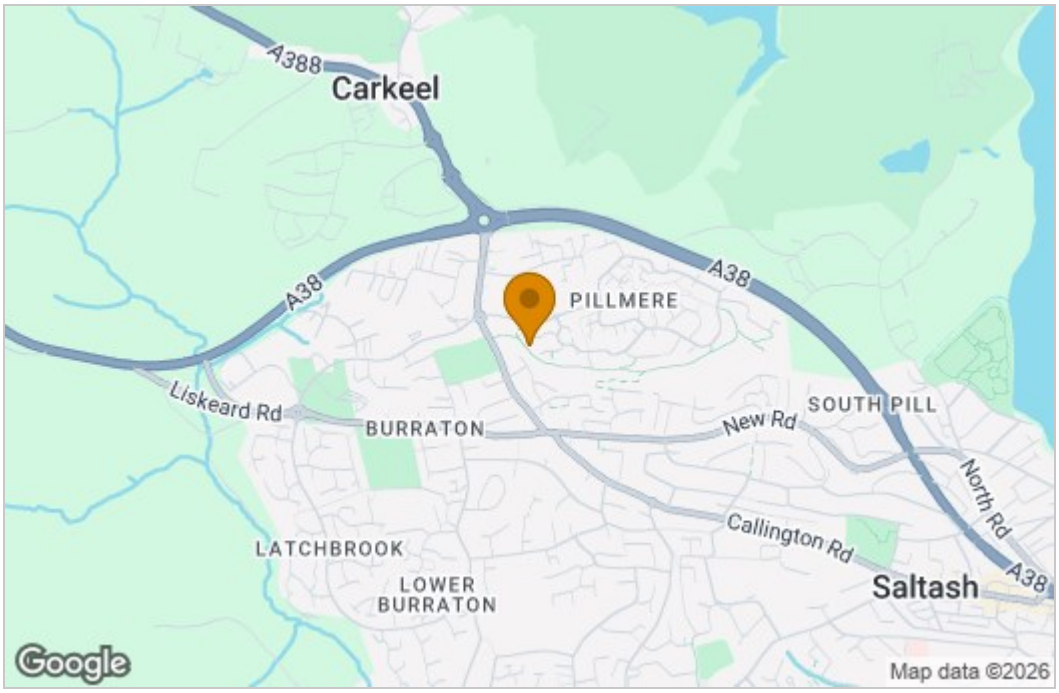
Fees payable in accordance with the Tenant Fees Act 2019:
Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.
These include:
Default of Contract - Late Payment Charge £30.00 Inc. Vat
Default of Contract - Loss of Keys £30.00 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

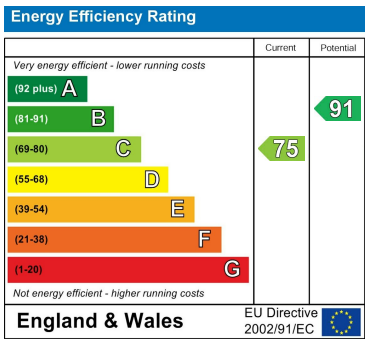
Floor Plan



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.

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