



ESTATE AGENTS



## **4 Biscombe Gardens, Saltash, PL12 6EG**

**£875 Per Calendar Month**

Nestled in the charming area of Biscombe Gardens, Saltash, this delightful apartment offers a perfect blend of comfort and convenience. The accommodation briefly comprises lounge, kitchen, two bedrooms, bathroom, rear garden, driveway and garage. The apartment has lovely views from the front aspect of the local area and extending towards The River Tamar and Dartmoor. Other benefits include double glazing and gas central heating. Situated in a desirable location, this apartment benefits from easy access to local amenities. EPC = C (75) Council Tax Band B. £875.00 PCM. Total Deposit £1009.00 Holding Deposit £201.00 (to be deducted from main deposit upon moving in).



## LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

## COMUNAL ENTRANCE

Communal front door leading into the communal hallway, front door leading into the apartment.

## ENTRANCE DOOR

Leading into the hallway.

## HALLWAY

Doorways leading into the living accommodation.

## LOUNGE 14'10 x 10'10 (4.52m x 3.30m)



Double glazed patio doors leading onto a balcony with views of The River Tamar and extending towards Dartmoor, power points, radiator.

## KITCHEN 9'5 7'2 (2.87m 2.18m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, power points, wall mounted gas boiler, window to the front aspect.

## BEDROOM 1 10'11 10'8 (3.33m 3.25m)



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

## BEDROOM 2 11'00 x 5'8 (3.35m x 1.73m)

Double glazed patio doors leading to the rear garden, radiator, power point.

## BATHROOM



Matching white bathroom suite comprising panelled bath shower above, low level w.c., pedestal wash hand basin, heated towel rail.

## REAR GARDEN



The rear garden is accessed from the second bedroom where the sliding patio doors lead out onto

a paved patio area spanning the rear of the apartment, ideal spot for entertaining, beyond this the garden is laid to large raised flower beds containing a mixture of plants and shrubs and a central pathway leading through to the rear.

### **GARAGE**

Garage accessed via an up and over door, concrete floor, power point and lighting.

### **PARKING**

Driveway to the front of the property leading to the garage/

### **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

### **TENANCY INFORMATION**

#### **TENANCY INFO**

Exclusive of the following: Council tax, electricity, gas 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

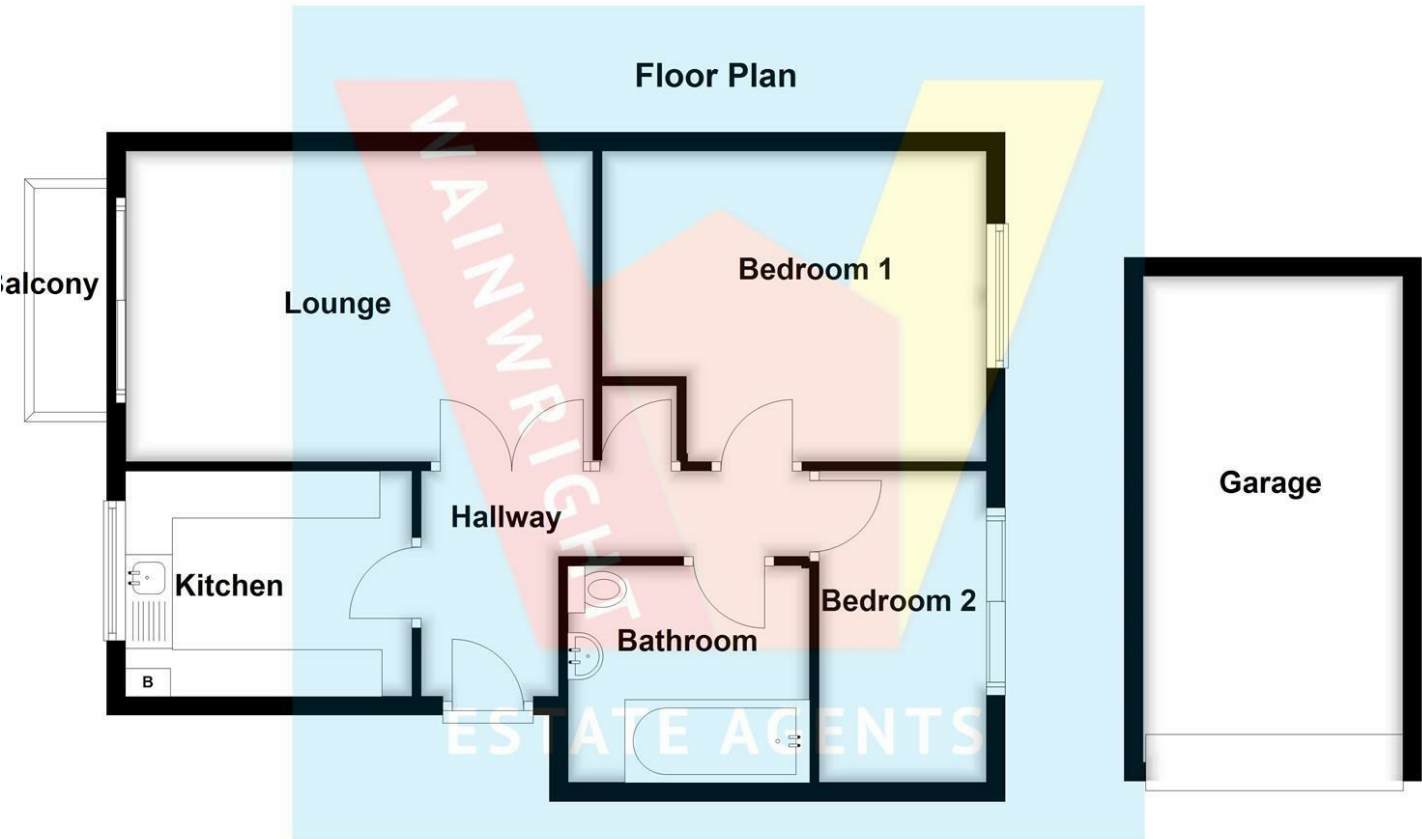
Default of Contract - Loss of Keys £30.00 Inc. Vat

Contract Variation - Administration Charge £60.00 Inc. Vat

Contract Termination - Administration Charge £60.00 Inc. Vat

(Plus any reasonable Landlord costs, by prior agreement)

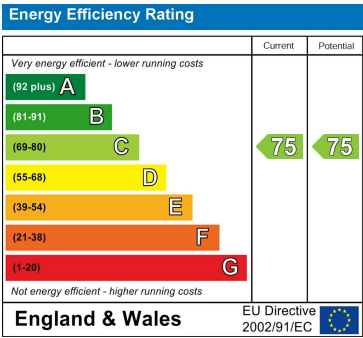
Floor Plan



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.