



ESTATE AGENTS



**14 Campion Close, Saltash, PL12 6XN**

**£1,100 Per Month**

Well presented end of terraced 3 bedroom property, gas central heating and double glazing throughout, comprising lounge, kitchen / diner, 3 bedrooms, family bathroom, downstairs WC, enclosed rear garden, garage and driveway parking. EPC = C (76) Rent £1,100.00 Full Deposit £1269.00 Holding Deposit £253.80

## 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



PRS002551

UKALA Client Money Protection - Membership No.  
188420

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.

### TENANCY INFORMATION

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

No smoker

#### 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)

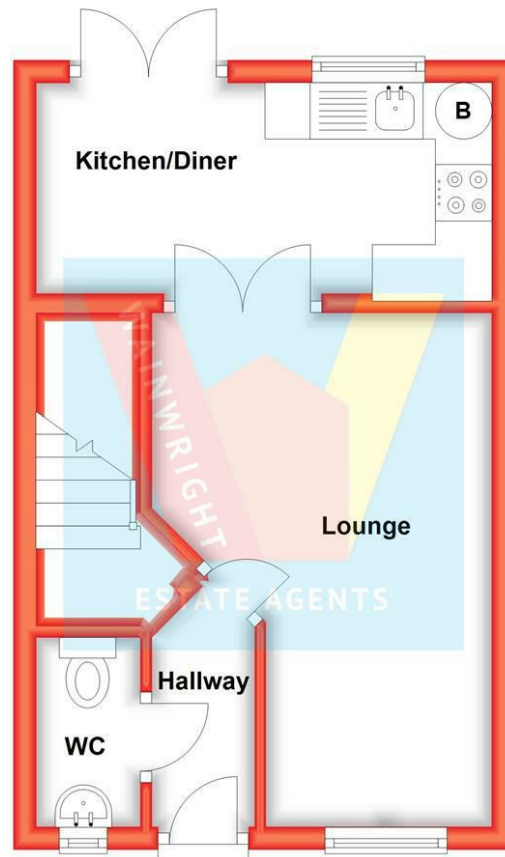
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

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

## Floor Plan

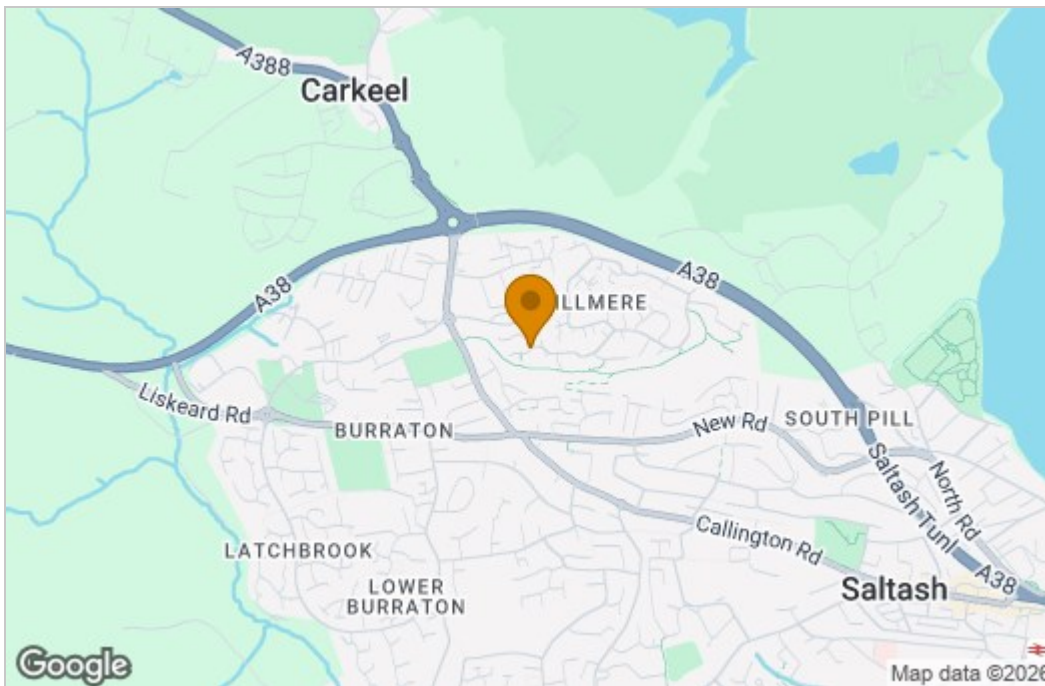
### Ground Floor

Approx. 288.8 sq. feet

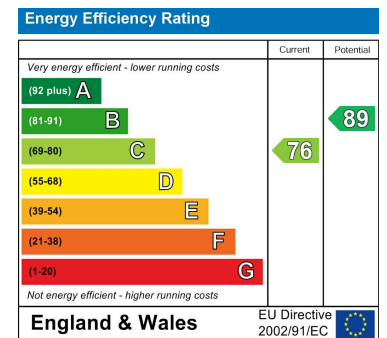


Total area: approx. 575.1 sq. feet

## 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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