



## Court Vollard, Saltash, PL12 4RX

**£950 PCM**

Wainwright Estate Agents are delighted to offer this well presented 2 bedroom semi-detached bungalow located in a peaceful, rural location near Trematon, Saltash. The accommodation comprises of an open plan lounge, kitchen/diner, 2 double bedrooms and a modern bathroom. Along with this, there is a raised decked terrace, that can be accessed from the lounge, as well as from the tranquil garden area. The property further benefits from double glazing, oil central heating, fibre optic broadband, parking and countryside views. Viewing is a must! Available mid May. 12 Month Fixed Term AST Agreement. EPC = C (76). Council Tax Band = C. Rent = £950.00 PCM. Holding Deposit = £219.00. Total Deposit = £1,096.00.

### LOUNGE 21'1" x 13'9" (6.43 x 4.19)



uPVC DG doors open in to entrance lobby, storage cupboard, steps rise to lounge, uPVC DG double doors open out to raised decked terrace with ample room for a small table and chairs. Inset spotlights, radiator, fitted carpet, doors to bedrooms and bathroom.

### KITCHEN/DINER 12'8" x 10'6" (3.86 x 3.2)



uPVC DG window to front aspect, inset spotlights, matching range of wall mounted and base unit cupboards with chrome bar handles, roll edge laminate work top, stainless steel 1 and 1/2 bowl sink with mixer tap, tiled splash backs, integral electric oven with electric hob and chrome extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wood effect laminate flooring.

### BEDROOM ONE 11'11" x 10'2" (3.63 x 3.1)



uPVC DG window to rear aspect, inset spotlights, radiator, fitted carpet.

### BEDROOM TWO 10'7" x 9'1" (3.23 x 2.77)



Two uPVC DG windows, one to rear aspect and one to side aspect, inset spotlights, radiator, fitted carpet.

### BATHROOM 7'4" x 6'10" (2.24 x 2.08)



Matching suite comprising panel bath with clear glass shower screen and shower over, low level WC, pedestal wash hand basin with mixer tap, tiled splash backs, inset spotlights, radiator, vinyl flooring, storage cupboard, extractor fan.

## OUTSIDE



Parking to the side of the property, rear garden with seating area, laid to lawn with a selection of bushes and trees with natural stream at the bottom of the garden, to the side of the property is laid to gravel with a raised decking area perfect for alfresco dining.

## TENANCY INFO

All E-Bikes and/or E-Scooters must be charged outside the property, in the shed.

Exclusive of the following: Council tax, electricity, oil, 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.

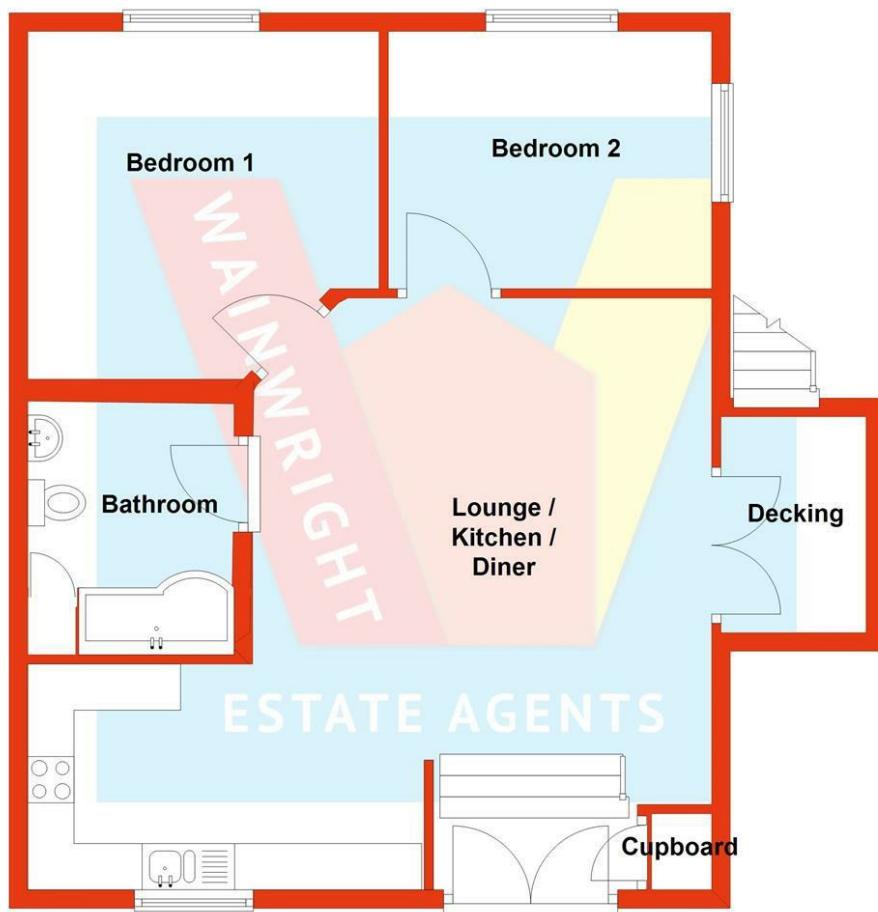
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UKALA Client Money Protection - Membership No.

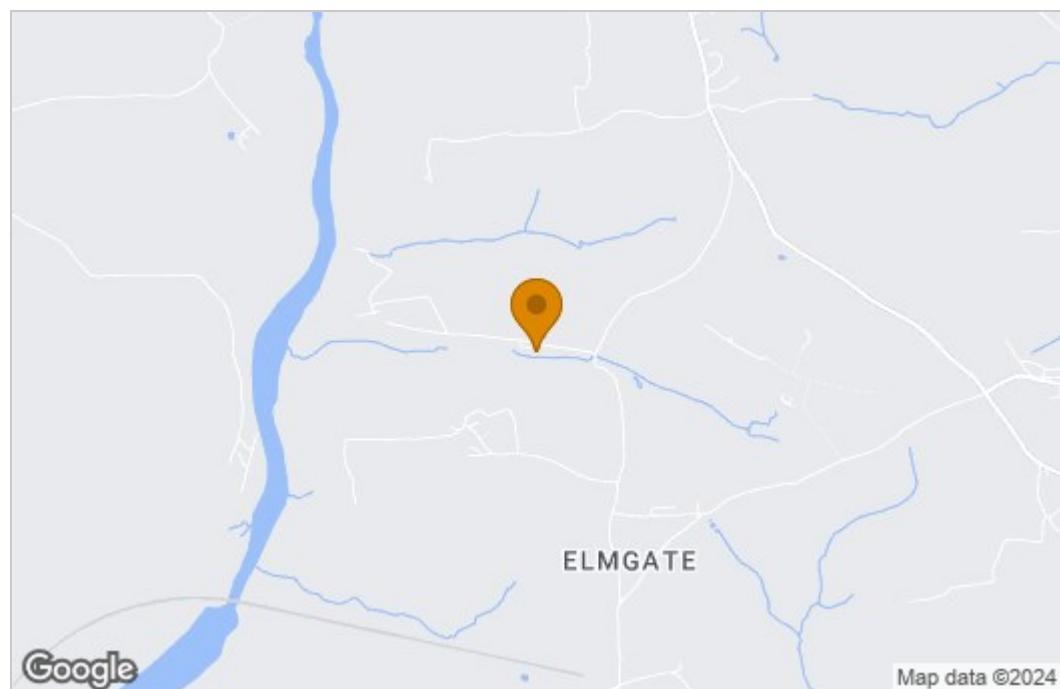
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## Floor Plan

### Ground Floor



### Area Map



These particulars, whilst believed to be accurate, are set out 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 of 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.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: [sales@wainwrightestateagents.co.uk](mailto:sales@wainwrightestateagents.co.uk) <https://www.wainwrightestateagents.co.uk>