



ESTATE AGENTS



9 Fore Street, Saltash, PL12 6AF

£850 Per Month

Wainwright Estate Agents are delighted to offer this extremely spacious two bedroom second floor flat located in the heart of Fore Street with views over the River Tamar. Accommodation comprises lounge, kitchen / diner, 2 bedroom and bathroom. The property further benefits from double glazing, gas central heating and good size communal rear courtyard. Available immediately. EPC = D (56) Rent £850.00 Holding deposit £196.00 Full Deposit £980.00

COMMUNAL ENTRANCE

uPVC DG opaque door opens into entrance hallway, lighting, fitted carpet, stairs to first floor landing, door to rear fire escape and rear courtyard garden, further stairs to the second floor flat, wooden entrance door opens in to flat entrance hallway.

FLAT ENTRANCE HALLWAY

Large apex skylight, smoke alarm, storage cupboard, central heating controller, entry phone system for communal entrance door, phone point, radiator, vinyl flooring with full length fitted rug, doors to accommodation.

LOUNGE 20'7" x 11'9" (6.27 x 3.58)



Two uPVC DG windows to front aspect with far reaching views of the River Tamar and moors, phone point, Virgin point, radiator, fitted carpet.

KITCHEN/DINER 16'2" x 15'11" (4.93 x 4.85)



uPVC DG window to rear aspect, range of base unit cupboards with worktops over, stainless steel sink and drainer, tiled splash backs, cooker, wall mounted combination boiler, space and plumbing for washing machine, pantry cupboard, vinyl flooring.

DINING AREA

Storage cupboard, radiator, fitted carpet.

TOILET

uPVC DG opaque window to side aspect, low level WC, fitted carpet.

BATHROOM



uPVC DG opaque window to side aspect, panel bath with mains shower over, shower curtain rail, wash hand basin, radiator, fitted carpet.

BEDROOM ONE 15'1" x 14'2" (4.6 x 4.32)



uPVC DG window to rear aspect, fitted wardrobes, phone point, radiator, fitted carpet.

BEDROOM TWO 10'5" x 8'0" (3.18 x 2.44)

uPVC DG window to side aspect, radiator, fitted carpet.

REAR COURTYARD

Large wall enclosed communal rear courtyard.

PARKING

On road parking available.

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)

Deposit

A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)

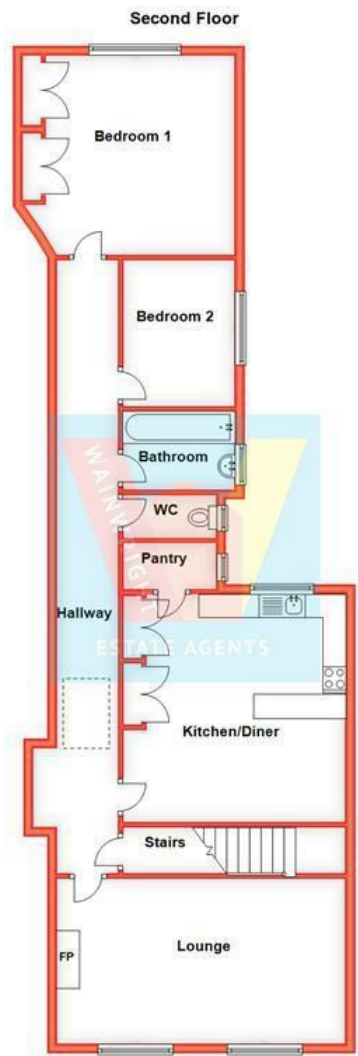
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

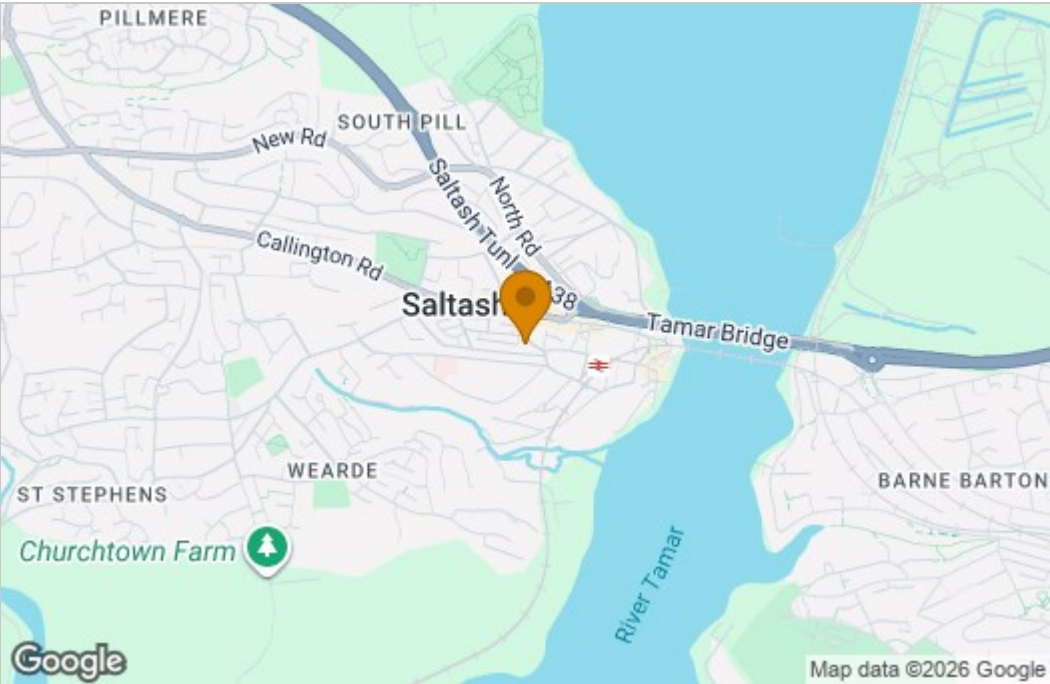
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

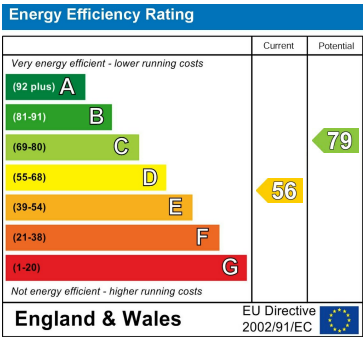
Floor Plan



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.