



ESTATE AGENTS



## Lytherva Tideford Road, Saltash, PL12 5DP

**£725 Per Month**

Located in the charming village of Landrake, Saltash, is this one bedroom property which briefly comprises lounge, kitchen, bedroom, shower room and enclosed rear courtyard garden. The property benefits from double glazing and gas central heating. Situated in a picturesque area, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities. The surrounding countryside offers beautiful walks and scenic views, making it an ideal location for nature lovers.

EPC = C (71). Council Tax Band A.

Rent £725.00 per month. Full Deposit £836.00. Holding deposit £167.00

## LOCATION

Landrake is a popular village in South East Cornwall situated approx. three miles west of Saltash which is often known as the gateway to Cornwall. Landrake has a Post Office and shop, Public House and a very popular and much sought after primary school. The Village offers good transport links to the surrounding areas and The City of Plymouth and along the A38 corridor.

## ENTRANCE

From Tideford road there is a doorway which leads into a passage way where the entrance door to Lytherva is located.

## HALLWAY

Stairs leading to the first floor, doorway leading into the kitchen.

## KITCHEN 11'5 x 8'10 (3.48m x 2.69m)



Modern matching kitchen with built in appliances including fridge, freezer, built in washing machine, electric oven with gas hob and extractor hood above, storage cupboard, double glazed window to the rear aspect, radiator, power points.



## STAIRS

Leading to the first floor landing.

## LANDING

Doorways leading into the first floor living accommodation.

## LOUNGE 13'8 x 12'00 (4.17m x 3.66m)



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



## BEDROOM 1 10'2 x 8'10 (3.10m x 2.69m)



Double glazed window to the rear aspect, radiator, power points, linen cupboard with shelving, built in storage cupboard with hanging space.



## SHOWER ROOM



Walk in shower cubicle with shower and tiled splashback, low level w.c., pedestal wash hand basin, chrome towel radiator, extractor fan.

## OUTSIDE



To the rear of the property where there is an enclosed patio garden which is for use of this property only, outside water tap.

## 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 Interned provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## TENANT INFORMATION

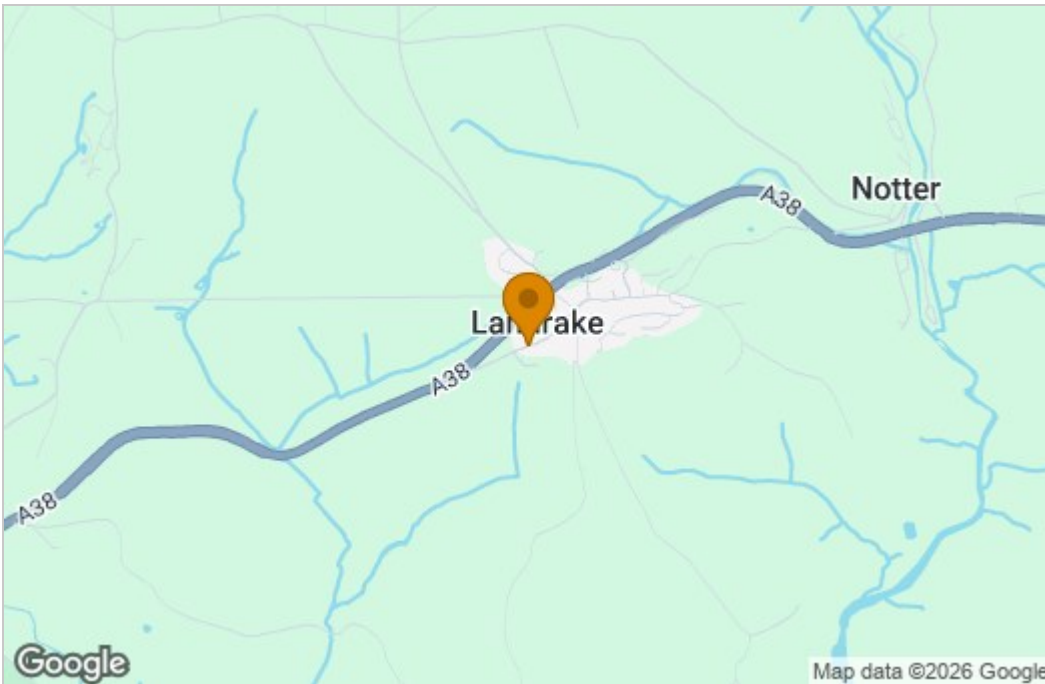
Exclusive of the following: Council tax, electricity, gas and water. No smokers - Holding Deposits: A holding deposit equal to 1 weeks rent is payable upon the start of the application. Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement 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 <https://www.wainwrightestateagents.co.uk> Deposit A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)

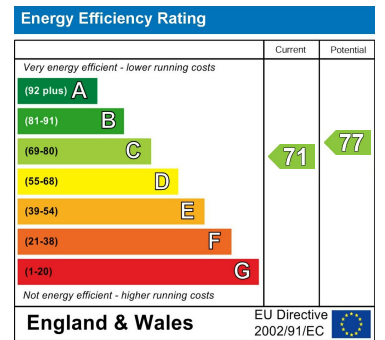
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences. Redress Scheme and Client Money Protection Property Redress Scheme - Membership No. PRS002551 UKALA Client Money Protection - Membership No. 188420

# 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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