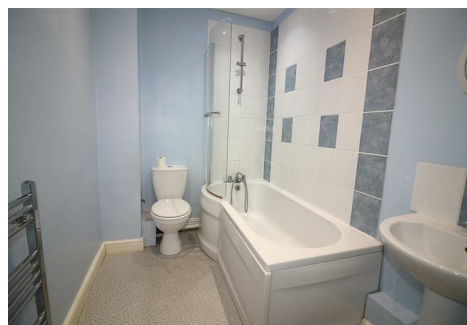




ESTATE AGENTS



Flat 6 St. Stephens Road, Saltash, PL12 4FE

£700 Per Month

This one bedroom ground floor apartment with open plan living area, double bedroom, modern bathroom, communal gardens and allocated parking space. Other benefits include double glazing and gas central heating. Within easy walking distance of Saltash Town Centre. Rent £700.00 per month
Deposit £807.00 Holding Deposit £16.00 Council Tax band A, Epc C (78),

Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'

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 various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

HALLWAY

Radiator, doors to all rooms intercom entry system

BATHROOM 8'10" x 5'6" (2.7 x 1.7)



Panelled bath with mixer tap incorporating shower attachment, low level W.C, pedestal wash hand basin, tiled splash backs, wall mounted chrome heated towel rail, inset spotlights to ceiling, ceiling mounted extractor, concealed boiler serving central heating and hot water.

BEDROOM 11'5" x 10'2" (3.5 x 3.1)



UPVC double glazed window to front aspect, radiator, fitted carpet and ceiling light

KITCHEN/LIVING ROOM



Fitted with a matching range of base, drawer and wall mounted units, one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, roll edged working surfaces, space and plumbing for washing machine, space for fridge. Built-in oven with four-ring gas hob and extractor over, uPVC The living area comprises of double glazed window to front aspect, radiator, fitted carpet and ceiling lights.



OUTSIDE



Shared communal garden area

PARKING

Allocated parking space at the front of the property.

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

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

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

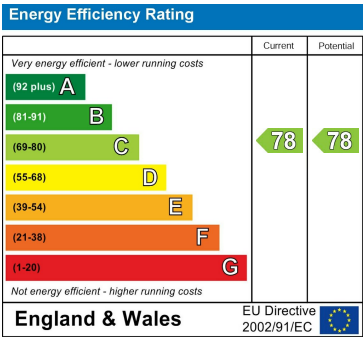
Ground Floor



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.