



ESTATE AGENTS



## 2 Eliot Terrace, Saltash, PL12 5NU

**£1,000 Per Month**

Nestled in the charming village of St Germans, part of the prestigious Port Eliot Estate, this delightful two-bedroom terraced cottage on Eliot Terrace offers a perfect blend of character and modern living. The property features a welcoming living room, ideal for relaxation and entertaining, and a well-appointed kitchen that provides a functional space for culinary pursuits. Outside, the property is complemented by a rear garden and patio area providing a serene outdoor space to enjoy the fresh air and beautiful surroundings. This cottage is not just a home; it is a lifestyle choice, set in a picturesque location that offers a sense of community and tranquillity.

With its charming features and prime location, this cottage is an excellent opportunity for anyone looking to embrace the idyllic village life while still being within reach of local amenities and transport links.

Rent £1000.00 per month, Full Deposit £1153.00 Holding Deposit £230.00 Council Tax Band B EPC D58

## Entrance

Stairs leading to first floor

## Living Room



A light and airy room with window to the front aspect, fitted carpet, wood burning stove and storage heater.

## Kitchen



A newly fitted kitchen with a range of base and wall units, new worktops with stainless steel sink with mixer tap, tiled splash backs and space for white goods.  
Window to the rear aspect overlooking the garden.  
Door leading to rear garden.

## Landing



Stairs lead to the first floor landing with fitted carpet and access to all bedrooms.

## Bedroom



Window to the front aspect, fitted carpet, feature fire place storage heater and surround and ceiling light

## Bedroom



Window to front aspect, fitted carpet, storage heater and ceiling light

## Bathroom



A modern fitted bathroom with window to the rear aspect, fitted carpet, panel bath, with shower over, shower screen, low level Wc and pedestal sink, heated towel rail, mostly tiled and ceiling light.

## Outside



The property is situated in a central location of St Germans Village, within very close walking distance to the village pub and shop which are hubs of the community.

To the rear of the property there is a seating area and a further garden area.

The village has its own railway station and easy access to the A38 making an easy commute further into Cornwall or across the border into Devon

## Tenant Information

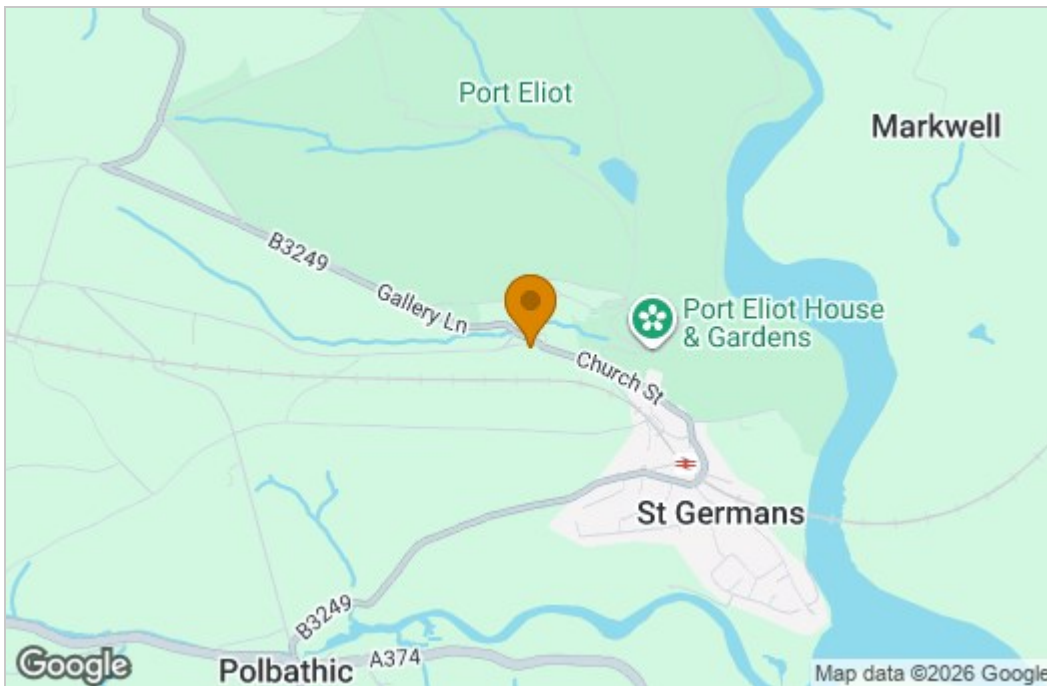
Exclusive of the following: Council tax, electricity, and water. No smokers - Holding Deposits: A holding deposit equal to 1 weeks rent is payable upon the start of the application. Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of 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

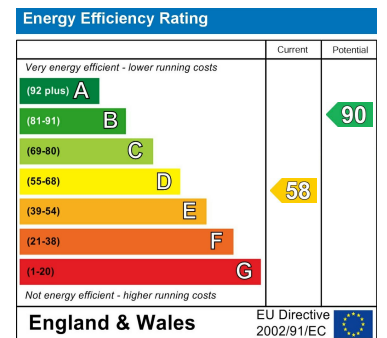
Inc. Vat Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement) Deposit <https://www.wainwrightestateagents.co.uk> Deposit A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first 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



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