



8 St. Annes Road  
Saltash, PL12 6EJ

**£1,100 Per Month**



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## Hall

Doors leading to all ground floor rooms

## Living Room

**16'0" x 11'1" (4.9 x 3.4)**

Wall mounted radiator, fire place with surround. TV point. uPVC double glazed window to front and side aspects - both affording river views towards Dartmoor.

## Kitchen

**10'9" x 8'2" (3.3 x 2.5)**

Fitted kitchen with a range of matching wall and base units with roll edge worktops. uPVC double glazed window to side aspect. double glazed door to conservatory, built in oven and hob, stainless steel sink and drainer unit.

## Conservatory

Window to side, window to front, door to side aspect, double doors to rear garden

## Shower Room

uPVC double glazed window to rear aspect, shower cubicle, wash hand basin and heated towel rail.

## Utility Room

Plumbing for washing machine and power

## Bedroom

**12'1" x 10'9" (3.7 x 3.3)**

Carpeted flooring, wall mounted radiator, uPVC double glazed door lead to a patio area

## study

**10'9" x 8'10" (3.3 x 2.7)**

Window to front aspect, stairs leading to converted loft rooms.

## Landing

Accessed from bedroom / study fully fitted carpet and doors to all first floor rooms.

## Bathroom

A delightful bathroom with velux window, free standing bath, toilet, sink unit, carpeted and radiator.

## Bedroom

**12'9" x 11'9" (3.9 x 3.6)**

This space has been utilised as a delightful bedroom by the current owner. Carpeted flooring. Wall mounted radiator. uPVC double glazed doors to side aspect with Juliet balcony and beautiful views across the River Tamar towards Dartmoor. Fitted wardrobes.

## Office

Skylight, desk area ideal for home office.

## Outside

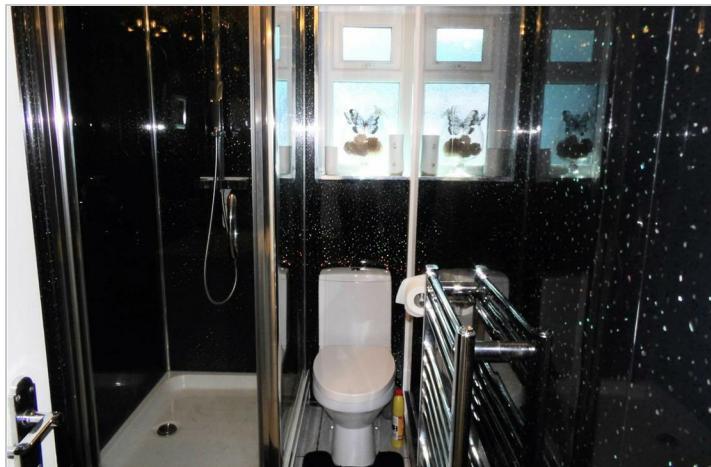
To the front of the property a driveway leads to the home with ample parking for one vehicle. The front garden is laid to gravel, The driveway leads to the garage. A footpath to either side gives access to the front door and also leads around to the rear garden. The rear garden is fully enclosed and South facing. It is arranged over three tiers. At the bottom of the property is a small courtyard. The second tier has an array of flower beds, small trees and bushes - all very well presented and maintained. To the rear of this garden is a level lawn area which is a lovely sun trap and enjoys privacy. Raised flower beds complete the rear with trees and bushes providing additional privacy.

## 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



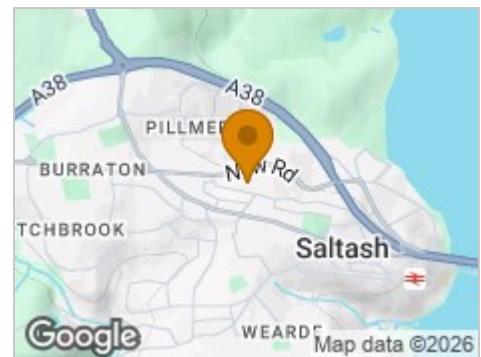
## Road Map



## Hybrid Map



## Terrain Map



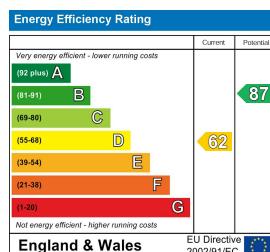
## Floor Plan



## Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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