



26 Ridgeway

, Saltash, PL12 4PS

£900 PCM



Wainwright Estate Agents are delighted to offer this two bedroom semi detached bungalow set in a quiet cul-de-sac location within Saltash. Accommodation comprises lounge, fitted kitchen, two bedrooms, family bathroom, gardens to front and rear. The property further benefits from garage, car port and off road parking for several cars, gas central heating and double glazing. Pets Considered. EPC = D (61) Holding Deposit £207 Full Deposit £1038

Rent £900.00 per month Council Tax Band



PORCH 7'2" x 4'2" (2.18 x 1.27)

uPVC DG entrance door opens in to entrance porch, uPVC DG window to front aspect, radiator, meter cupboard, fitted carpet, doors to kitchen and lounge.

KITCHEN 10'11" x 7'2" (3.33 x 2.18)

uPVC DG door and uPVC DG window to side aspect, matching range of light wood effect wall mounted and base unit cupboards with chrome bar handles, roll edge laminate work top over, single stainless steel sink and drainer with mixer tap, integral chrome electric single oven, integral halogen hob with splash back guard, space for fridge / freezer, space for tumble dryer, space and plumbing for washing machine, vinyl flooring.

LOUNGE 15'11" x 12'2" (4.85 x 3.71)

uPVC DG window to front aspect, fire place with inset fire, radiator, fitted carpet, TV and phone points, door to inner hallway.

INNER HALLWAY

Doors to bedroom one, bedroom two and shower room.

BEDROOM ONE 13'2" x 8'11" (4.01 x 2.72)

uPVC DG window to rear aspect, radiator, built in wardrobes, fitted carpet.

BEDROOM TWO 10'5" x 8'11" (3.18 x 2.72)

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

SHOWER ROOM 7'4" x 6'0" (2.24 x 1.83)

uPVC opaque DG window to side aspect, white suite comprising pedestal wash hand basin, low level WC and double shower cubicle with electric shower, part tiled walls, chrome towel radiator, wall mounted fan heater, vinyl flooring.

OUTSIDE

Outside the property there is a lawned front garden with low level wall, to the side is a car port with parking for several cars and garage, to the rear there is a small patio with a raised tier lawn with a pathway to a small decked area at the rear of the garden.

TENANCY INFO

Exclusive of the following: Council tax, electricity, gas and water.
No smokers - Pets Considered.

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

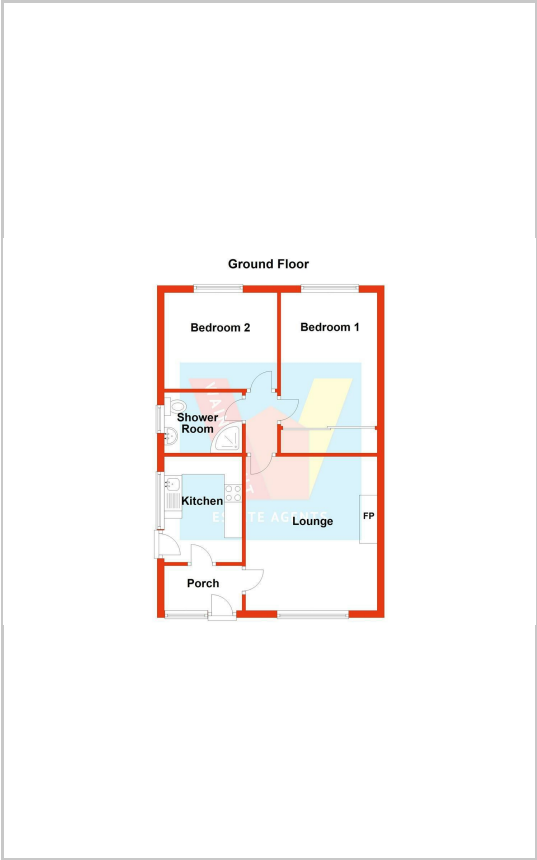
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection
Property Redress Scheme - Membership No. PRS002551
UKALA Client Money Protection - Membership No. 188420

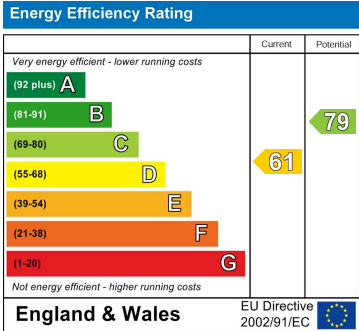
Area Map



Floor Plans



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.