



ESTATE AGENTS



Springfield , Looe, PL13 1QN

£1,500 Per Month

The bungalow is located off a private lane in the hamlet of Nomansland. Looe is only 4 miles away with its abundance of shops, bars and restaurants, along with a safe and sandy beach and fascinating harbour and is within easy access to the B3253 for Plymouth and beyond.

A spacious 3 bedroom one en-suite detached bungalow. The property has generous living accommodation, the sitting room with open fire, leads through to the dining room and patio doors lead to the front patio area with outstanding views towards the coast. The kitchen is spacious with utility room off. Separate Wc and bathroom and en-suite off one of the bedrooms. Garage with overhead storage and parking for 6-8 cars. Holding deposit £346.00 Full Deposit £1730.00. Council Tax Band F, Long Term Let Epc E 47

Entrance

From the patio area into entrance area which is glazed to all sides and door into inner hallway.

Hallway

Doors to most rooms, fitted carpet and two times storage cupboards.

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



Fitted with a range of base and wall units and work tops, space for free standing oven or there is an Rayburn oven fitted. Space for white goods, stainless steel sink.. Window to the side aspect and door to utility area.



Utility

Plumbing for washing machine, stainless steel sink unit and door into garage.

Wc

Low level Wc

Dining Room 14'1" x 13'9" (4.3 x 4.2)

A spacious room with fitted carpet, fire place, ceiling lights , radiator and sliding patio doors to the front leading onto a delightful patio seating area with far reaching views.

Living Room 20'8" x 18'4" (6.3 x 5.6)



Another excellent sized room with fire place, oversized window to the front aspect with delightful views across the country side towards the coast, two radiators, fitted carpet and ceiling lights.

Bedroom 13'9" x 11'9" (4.2 x 3.6)

A double bedroom with window to the front aspect, fitted carpet, built in storage and radiator.

En-Suite

Window to the side aspect, Low level Wc, pedestal sink, corner shower cubicle and shaving light point.

Bedroom 11'9" x 11'9" (3.6 x 3.6)



Window to the rear aspect, fitted carpet, radiator and built in storage.

Bedroom 11'9" x 11'9" (3.6 x 3.6)



Window to the rear aspect, fitted carpet, radiator and built in storage.

Wc

Window to the rear aspect, low level Wc and pedestal sink.

Bathroom

Window to the rear aspect, panel bath, pedestal sink, and storage cupboard.

Outside



The front garden is mainly laid to lawn bordered with hedgerow, low level wall, patio. area and a variety of shrubs and bushes, to the side garden there is a green house. A pathway off the driveway leads along the side and leads around to the enclosed rear garden. This is mainly laid to lawn enclosed by a variety of mature shrubs and bushes. The property is accessed by a private lane and offers parking for ample cars.



Garage 22'11" (max) x 20'0" (7.0 (max) x 6.1)



With remote up and over door, space for one car and further side storage area with eaves storage

Tenancy Info

Exclusive of the following: Council tax, electricity, Oil and water.

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

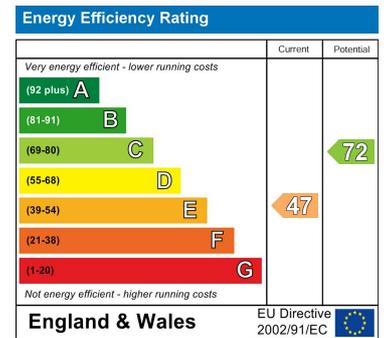
UKALA Client Money Protection - Membership No. 188420

Floor Plan

Area Map



Energy Efficiency Graph



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