



ESTATE AGENTS



18 Lynher Drive, Saltash, PL12 4PA

£1,000 PCM

Wainwright Estate Agents are delighted to offer this 3 bedroom end of terraced house in a popular residential area of Saltash, close to schools and on the main bus route. The property benefits from lounge, kitchen/dining room with patio doors to enclosed rear garden, three spacious bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating and access to shared driveway.

Available from mid May 2025. EPC Rating = C(71). Council Tax Band = B. Rent = £1000 PCM. Holding Deposit = £230.00. Total Deposit = £1153.00.

Entrance Porch

uPVC double glazed windows to the front and both side elevations with opaque glass with uPVC panelling beneath. Wall light points and ceramic floor tiling. Panelled and glazed door into lounge area.

Living Room/Lounge 16'11 x 13'3 (5.16m x 4.04m)



Full height uPVC double glazed window to the front elevation. Triple wall light points, twin radiators, ample power points and TV point/connection. Laminated wood effect flooring. From the lounge there are stairs raising to the half landing, with fitted carpets and door leading into Kitchen/Diner.

Kitchen/Diner 16'10 x 11'6 (5.13m x 3.51m)



Rear aspect uPVC double glazed sliding patio door with clear glazing from dining area, giving access out to the patio and garden. Ceiling light points, part fitted kitchen comprising base and wall units, with tiled splash backs and ceramic floor tiling, inset single drainer stainless steel sink with mixer tap. Slide in oven with hob above and overhead extractor fan. With two under counter spaces with plumbing for a dishwasher and/or washing machine. Rear aspect uPVC double glazed door with clear and opaque glazing with fixed pane and panel to the side giving further access out to the garden area.

First Floor Landing

Fitted carpets and ceiling light point. Doors giving access to Bedroom Two and Bedroom Three. Further stairs to Second Half Landing.

Bedroom Two 9'8 x 10'5 (2.95m x 3.18m)



Front aspect uPVC double glazed window with views towards the Tamar Bridge. Ceiling light point, radiator, power points and laminated wood effect flooring.

Bedroom Three 6'11 x 10'5 (2.11m x 3.18m)

Front aspect uPVC double glazed window with far reaching views in the distance. Ceiling light point, door giving access to under stairs storage area, radiator and laminated wood effect flooring.

Second Half Landing

Fitted carpet, ceiling light point and door giving access to the Main Bedroom and family Bathroom as well as a full height built in airing cupboard with fitted shelving.

Main Bedroom 10'1 x 11'11 (3.07m x 3.63m)



Rear aspect uPVC double glazed window with views into the rear garden. Ceiling light point, radiator, power points and fitted carpet.

Family Bathroom 6'4 x 7'6 (1.93m x 2.29m)



Rear aspect uPVC double glazed window with opaque glass. Ceiling light point, fitted bathroom suite in white comprising of low level WC, pedestal wash hand basin with tiled splash back and panelled bath with shower over. The bathroom has been part tiled with slate effect vinyl flooring. Boiler located in wall mounted unit with cupboard space beneath and radiator.

Outside



To the front off the property is a pathway leading to the front entrance, the garden is level and mainly laid to lawn with well stocked shrub borders. Situated to the right side of the property is a shared driveway, with space for parking on a first come first serve basis, there is also a gate situated to the side of property giving access into the rear garden. To the rear of the property is a fully enclosed rear garden enclosed with a combination of walling and wooden fencing, the garden is level and mainly laid to lawn.

Services

This property benefits from mains gas, mains water and mains electricity (exclusive of the rent per month).

Please check out the links below, where you can find mobile phone coverage services and Internet provider speeds top the property location:

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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)

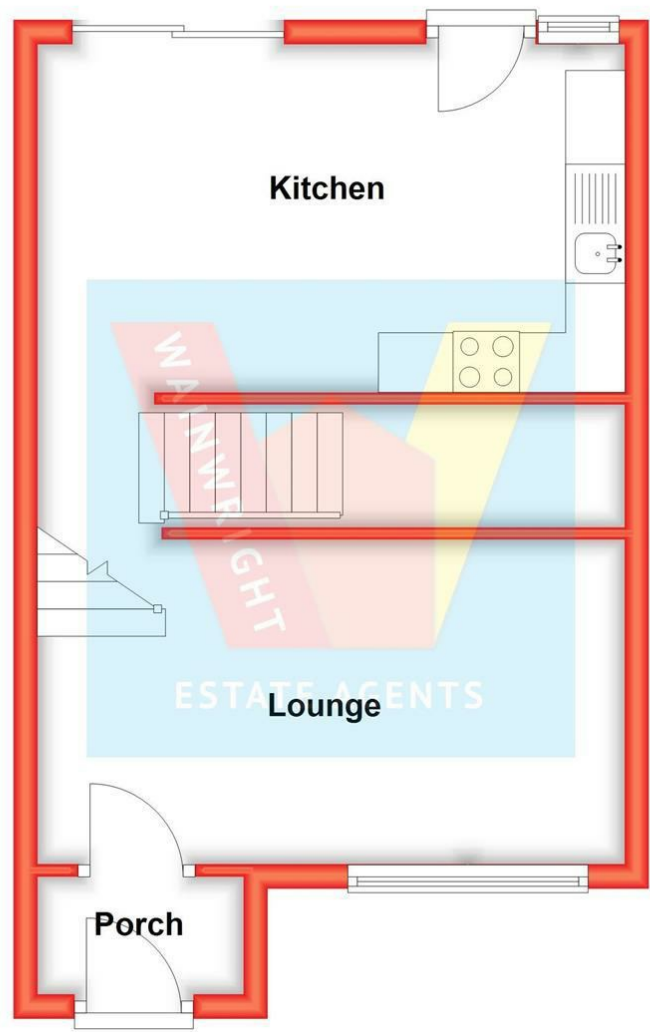
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

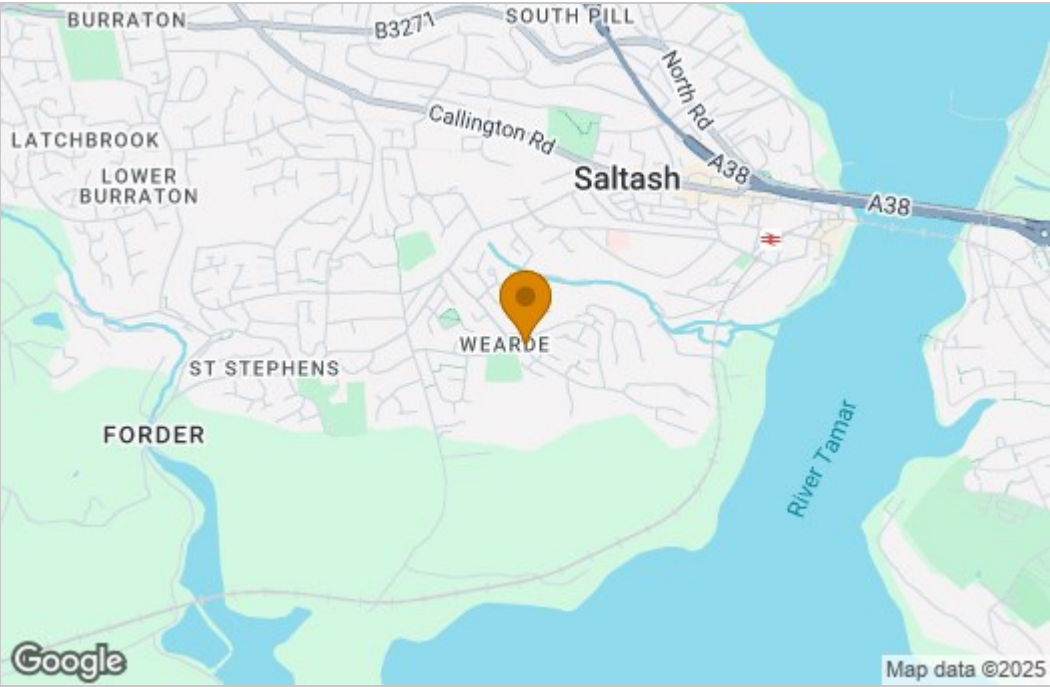
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

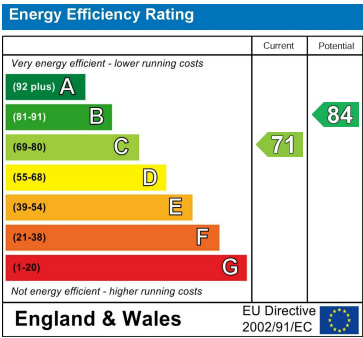
Floor Plan



Area Map



Energy Efficiency Graph



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