



ESTATE AGENTS



11 Heskyn View, Saltash, PL12 5JP

£875 Per Calendar Month

Nestled in the charming village of Tideford, Saltash, is this two bedroom first floor flat at Heskyn View, Tideford. The flat features a welcoming reception room with pleasant views of the local countryside, kitchen and shower room. Tideford is a picturesque village that boasts a strong sense of community and easy access to the stunning Cornish countryside. Residents can enjoy the tranquillity of rural living while being just a short drive away from the bustling town of Saltash, where a variety of shops, restaurants, and recreational facilities await. This property presents an excellent opportunity for those looking to live in a home that combines modern living with the charm of village life. Rent £875.00 P.C.M Full deposit is £1009. Holding deposit £201.00 EPC = E (53) Council Tax A.

LOCATION



The property is situated in the charming riverside village of Tideford on the western boundary of the Tamar Valley which is an area of Outstanding Natural Beauty.

Tideford lies in the rolling Cornish countryside approx five miles west of Saltash and the Tamar Bridge. The A38, which passes through the village, provides excellent transport links to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

COMMUNAL ENTRANCE

Front door leading into the communal hallway.

COMMUNAL HALLWAY

Doorway leading to the rear garden, storage cupboard for use of this flat only and has space and plumbing for washing machine, power and lighting, window to the rear aspect.

STAIRS

Leading to the first floor landing with window to the front aspect and uPVC door leading into the property.

HALLWAY

Doorways leading into the living accommodation, storage cupboard with shelving, power point, loft hatch with pull down ladder, wall mounted electric heater.

LOUNGE 16'5 10'11 (5.00m 3.33m)



Dual aspect room with windows to the front and side aspect with a pleasant outlook from the front aspect of the local countryside, various power points, wall mounted electric heater, wooden mantle and surround with inset electric fire, doorway leading into the kitchen.

KITCHEN 9'8 x 7'3 (2.95m x 2.21m)



Matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect.

BEDROOM 1 12'8 x 10'9



Double glazed window to the front aspect with a pleasant outlook overlooking the local countryside, wall mounted electric heater, various power points, built in wardrobes.

BEDROOM 2 7'4 x 7'4 (2.24m x 2.24m)



Window to the rear aspect, power points.

SHOWER ROOM



Matching suite comprising shower cubicle with electric shower, low level w.c., pedestal wash hand basin, part tiled walls, extractor fan, window to the rear aspect.

GARDEN



The flat comes with its own garden area at the rear which is mainly laid to lawn with feature decked area.



SERVICES

Mains Electric

Water & Sewerage is supplied by Southwest Water.

The property also benefits from good mobile phone coverage and a good speed internet service.

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

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

Tenancy Information

Exclusive of the following: Council tax, Water and Electricity.

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)

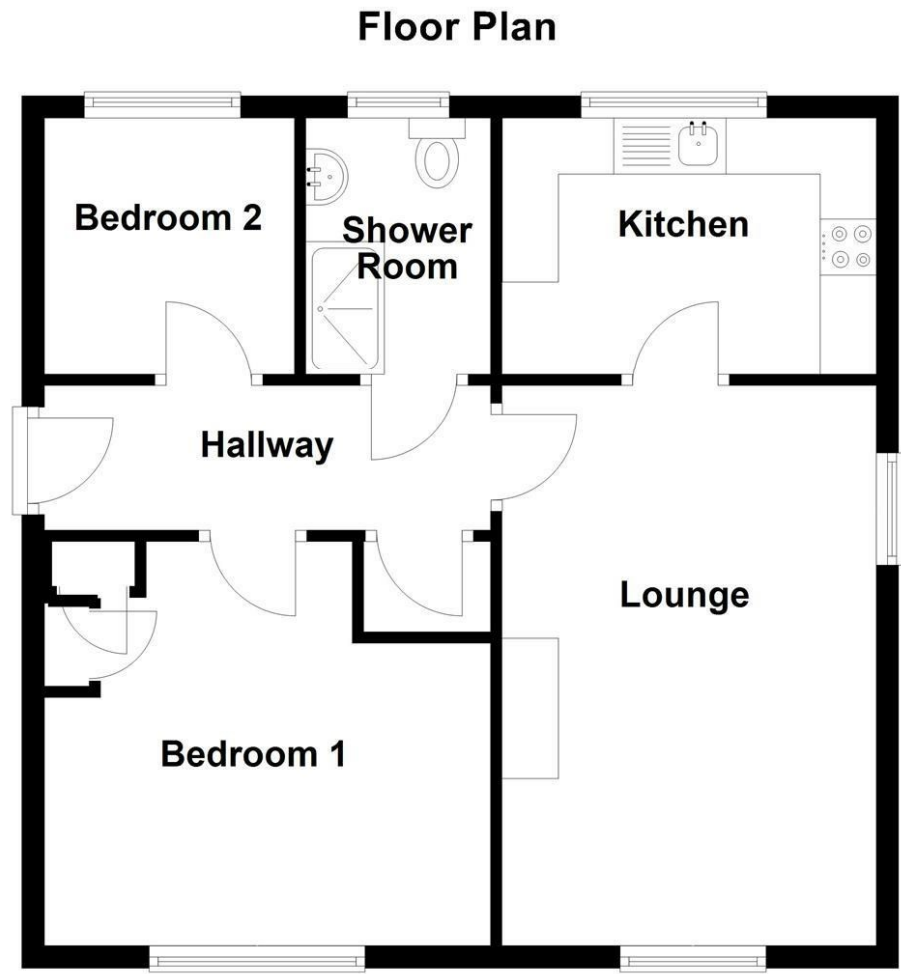
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

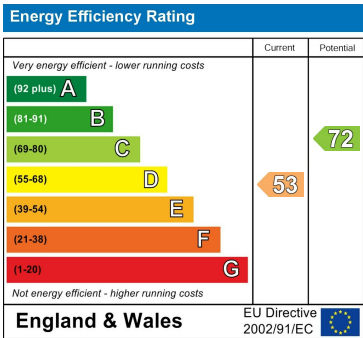
Floor Plan



Area Map



Energy Efficiency Graph



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