



ESTATE AGENTS



30 Plymview Close, Plymouth, PL3 6AL

£950 Per Month

Wainwright Estate Agents are delighted to offer this modern two bedroom semi detached house. Accommodation comprises lounge/diner, kitchen, 2 bedrooms and bathroom. The property further benefits from gas central heating, double glazing, downstairs WC, level enclosed rear garden and 2 allocated parking spaces. Available immediately. EPC = TBC
Rent £950.00 Full Deposit £1096.00 Holding Deposit £219.00

ENTRANCE HALL

Double glazed front entrance door opens in to entrance hall, smoke alarm, radiator, vinyl flooring, under stairs storage cupboard, doors to cloakroom / WC, kitchen and lounge/diner.

LOUNGE/DINER



Two uPVC DG windows, one to rear aspect and one to side aspect, uPVC DG door with glazed side pane opens in to the enclosed rear garden, radiator, TV point, phone point, fitted carpet, stairs to first floor accommodation.

KITCHEN



Two uPVC DG windows, one to front aspect and one to side aspect. Kitchen comprises of a matching range of white high gloss wall and base unit cupboards with chrome bar handles, roll edge wood effect laminate work tops, one and a half bowl stainless steel sink and drainer with mixer tap, tiled splash backs, integral single electric oven, four ring gas hob and chrome extractor hood over, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring.

CLOAKROOM WC

uPVC opaque DG window to front aspect, low level WC, vanity wash hand basin, tiled splash backs, radiator, vinyl flooring.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, smoke alarm, storage cupboard, fitted carpet.

BEDROOM ONE



Two uPVC DG windows, one to rear aspect and one to side aspect, radiator, built in wardrobe, fitted carpet.

BEDROOM TWO



Two uPVC DG windows, one to front aspect and one to side aspect, radiator, fitted carpet.

BATHROOM



uPVC opaque DG window to front aspect, matching white suite comprising panel bath with mixer tap and mains shower over, clear glass shower screen, tiled splash backs, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

REAR GARDEN



The rear garden is enclosed by wood panel fencing and mainly laid to a level lawn, paved footpath to rear service gate.

PARKING

Adjacent to the property there are two clearly marked allocated parking spaces.

TENANCY INFO

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

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.

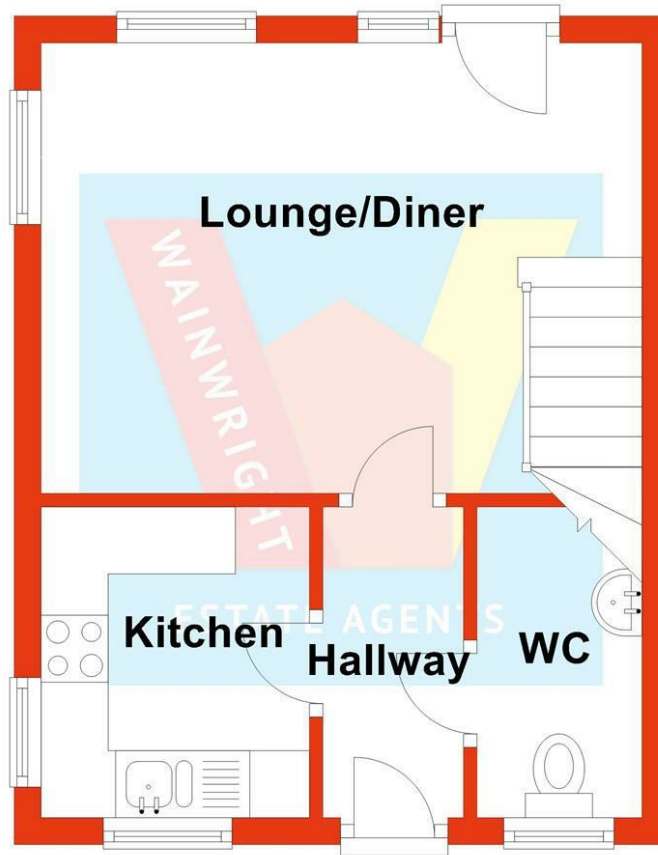
Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

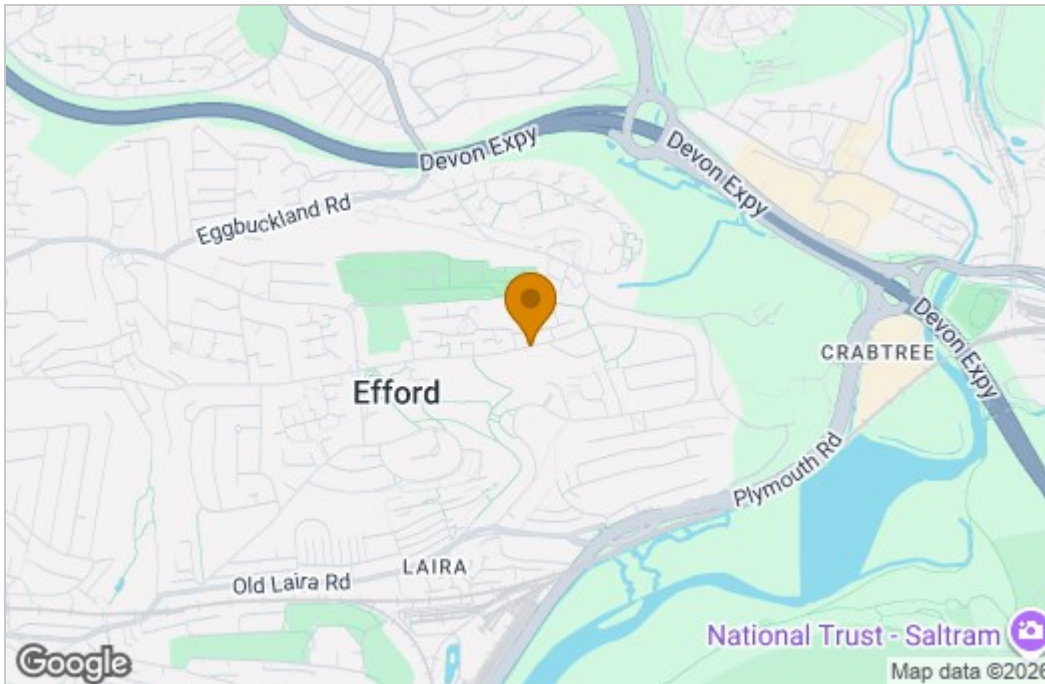
UKALA Client Money Protection - Membership No. 188420

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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