



ESTATE AGENTS



57A Rear Hyde Park Road, Plymouth, PL3 4JF

£950 PCM

Nestled in the desirable area to the Rear of Hyde Park Road in Plymouth is this spacious three bedroom flat with open plan living area and family bathroom. Other benefits include double glazing and gas central heating.

The location is particularly appealing, as it is situated within close proximity to local amenities, parks, and transport links, making it an ideal choice for both professionals and families alike. EPC = TBC.

Council Tax Band A. The property is currently being refreshed throughout.

Rent £950.00 per month Holding Deposit £219.00 Full Deposit £1096

LOCATION

The property is located in the popular residential area of Hyde Park close to local amenities including shops, bus routes and Hyde Park School.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Stairs leading to the first floor.

FIRST FLOOR LANDING

Doorways leading into the open plan living area and bedroom.

OPEN PLAN LIVING AREA



KITCHEN 13'3 x 8'5 (4.04m x 2.57m)



Matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with gas hob above, window to the rear aspect, power points, breakfast bar, the kitchen leads into the lounge area.

BEDROOM 11'6 x 10'10 (3.51m x 3.30m)



Window to the rear aspect, radiator, power points.

LOUNGE AREA 13'2 x 10'9 (4.01m x 3.28m)



Window to the rear aspect, radiator, power points.

STAIRS

Leading to the second floor landing.

SECOND FLOOR LANDING



Doorways leading into the second floor bedrooms and bathroom.

BEDROOM 13'1 x 9'4 (3.99m x 2.84m)



BEDROOM 11'7 x 10'11 (3.53m x 3.33m)



Window to the rear aspect, radiator, power points.

BATHROOM



Matching bathroom suite comprising panelled bath with shower above, pedestal wash hand basin, low level w.c., window to the rear aspect, radiator, cupboard housing the gas boiler, tiled walls.

Tenant information

Exclusive of the following: Council tax, gas, 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

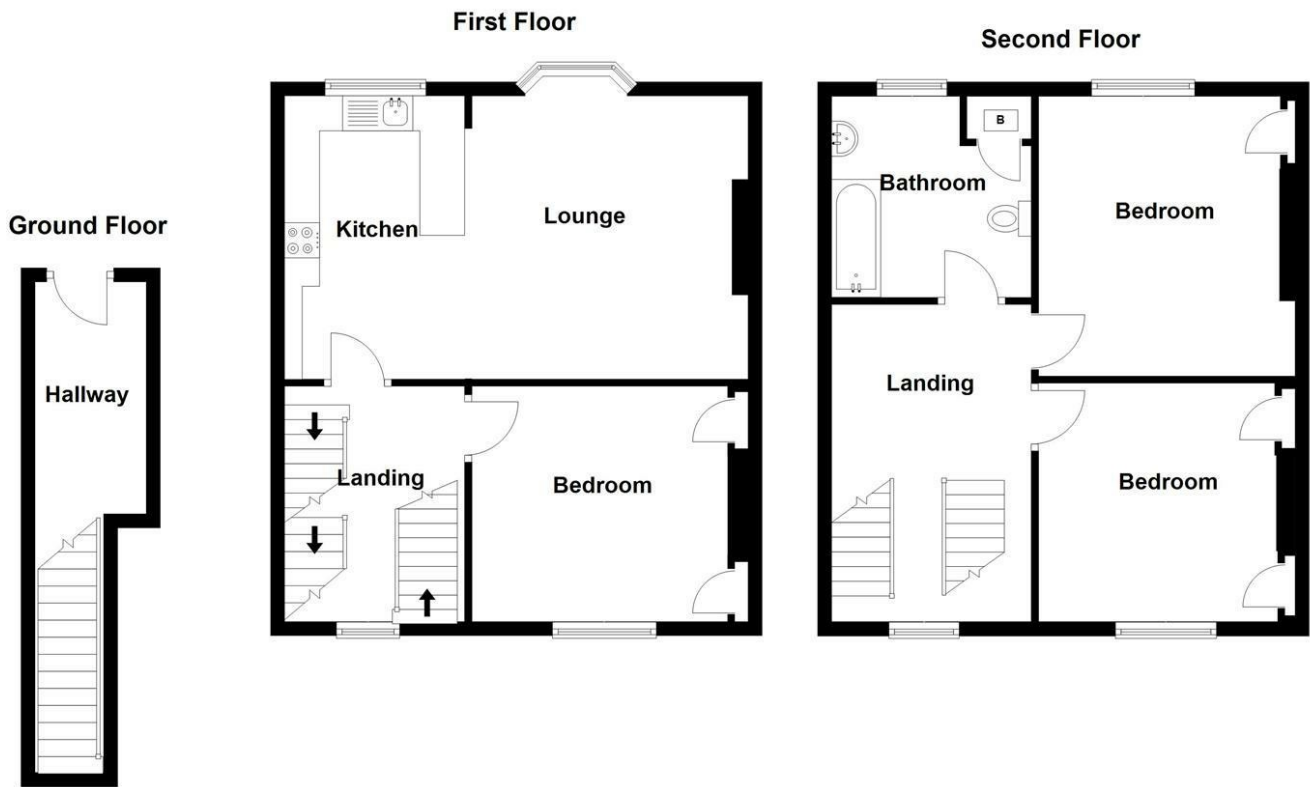
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

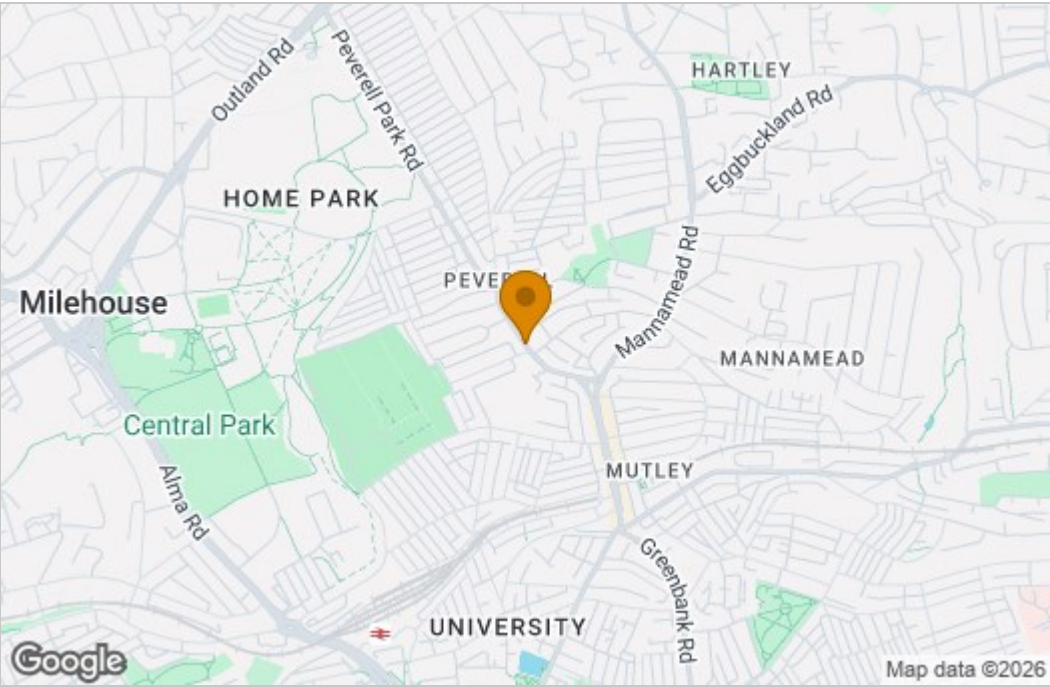
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

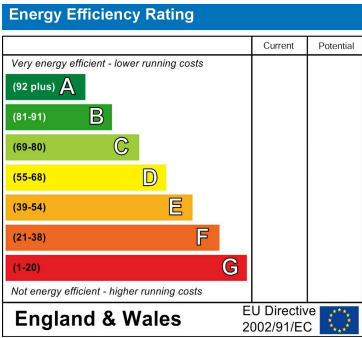
Floor Plan



Area Map



Energy Efficiency Graph



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