



ESTATE AGENTS



7 Moorlands Lane

, Saltash, PL12 4HJ

£950 PCM



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ENTRANCE HALL

White uPVC DG door opens in to a spacious entrance hall, fitted carpet, doors to lounge/dinner and kitchen.

LOUNGE/DINER

18'4" x 12'1" (5.59 x 3.68)

White uPVC DG sliding patio doors open in to the enclosed rear garden, decorative feature fireplace with wooden mantle piece over and inset electric fire, radiator, fitted carpet, ample room for dining table, stairs to first floor accommodation.

KITCHEN

9'4" x 7'6" (2.84 x 2.29)

White uPVC DG window to front aspect, kitchen comprising of a modern matching range of cream wall mounted and base unit cupboards with chrome bar handles, roll edge laminate work top, single stainless steel sink and drainer with mixer tap over, tiled splash backs, space for oven, slimline dishwasher, washing machine and fridge/freezer, wall mounted combination boiler, vinyl flooring.

BEDROOM ONE

12'0" x 7'7" (3.66 x 2.31)

White uPVC DG window to front aspect, white uPVC DG bay window to side aspect, radiator, fitted carpet.

BEDROOM TWO

12'0" x 7'7" (3.66 x 2.31)

White uPVC DG window to rear aspect, radiator, fitted carpet.

BATHROOM

7'7" x 5'4" (2.31 x 1.63)

Modern white suite comprising pedestal wash hand basin, panel bath with clear glass shower screen and electric shower over, low level WC, fully tiled from floor to ceiling, wall mounted chrome mirrored cabinet, shaver point, extractor fan, radiator, vinyl flooring.

OUTSIDE

To the front of the property is a driveway offering ample off road parking, part enclosed by a low level brick wall, shrubs and plants to the borders. To the rear of the property is a fully enclosed garden with side access, wooden storage shed, small patio area, rest is laid to lawn with bushes to the borders.

TENANCY INFO

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

No smokers - No pets

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.

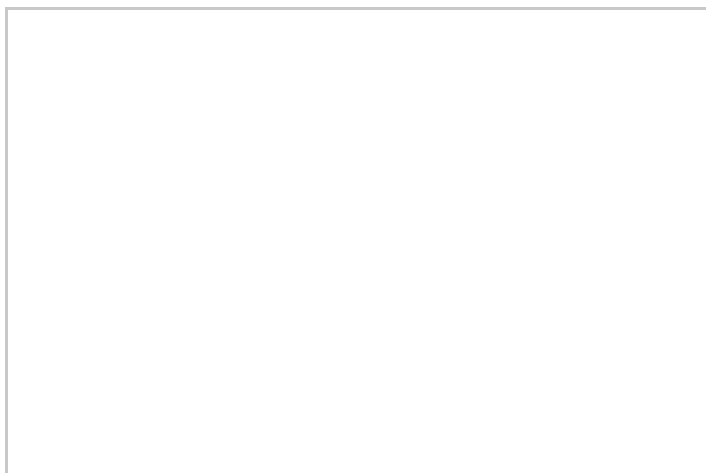
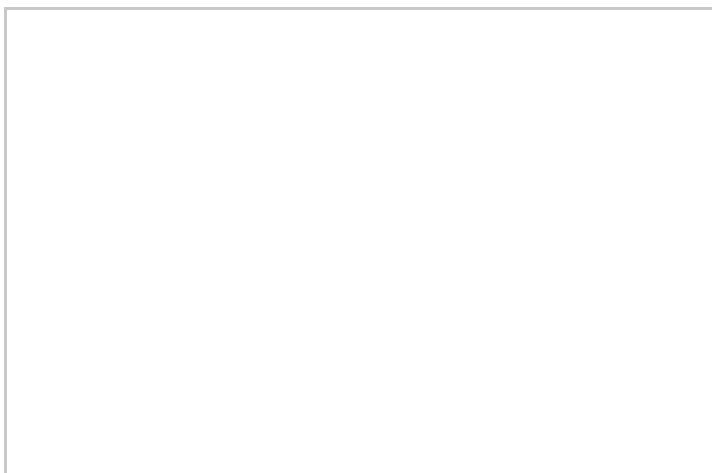
These include:

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



Road Map



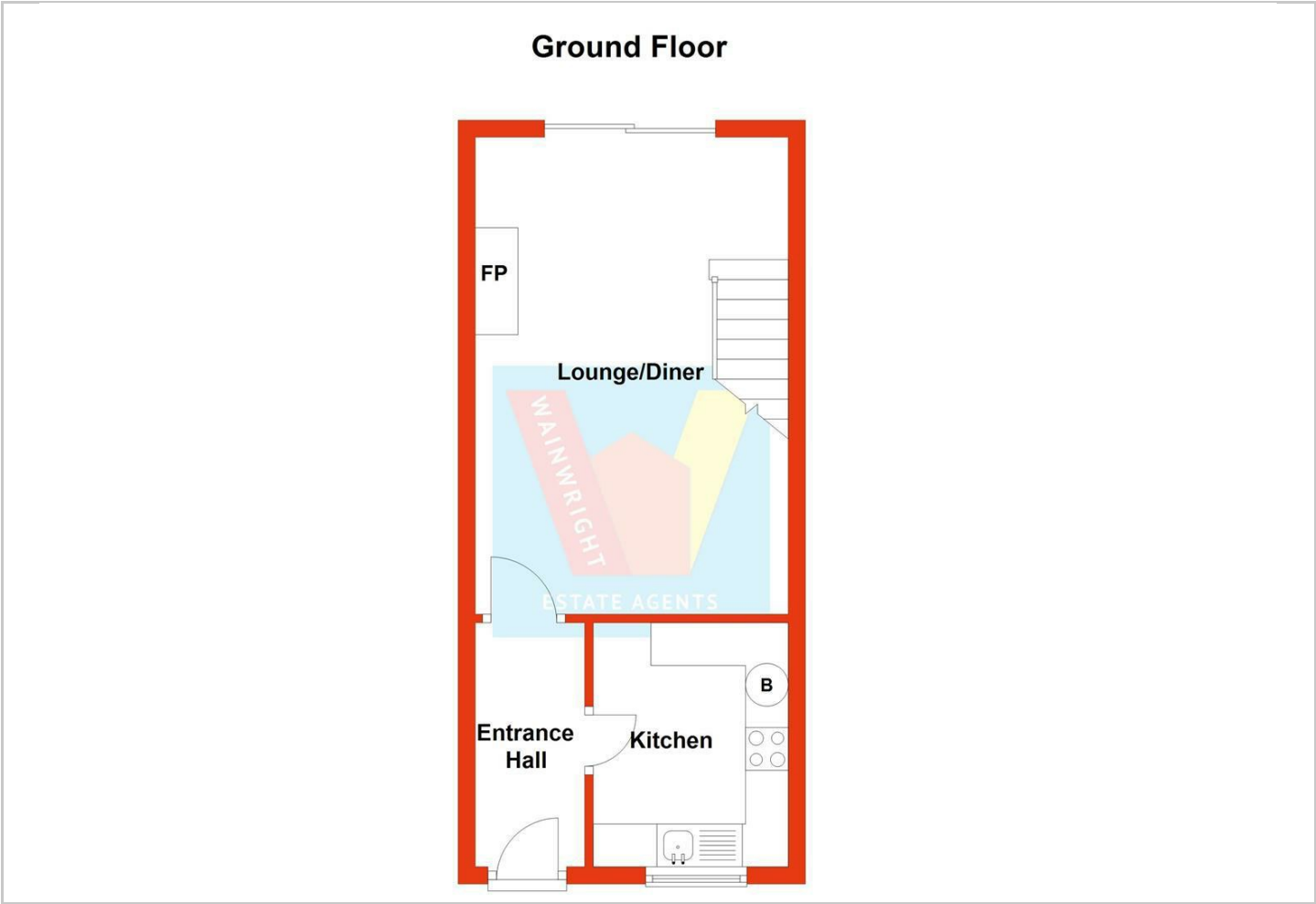
Hybrid Map



Terrain Map



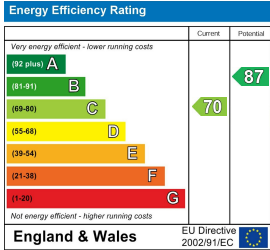
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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