



ESTATE AGENTS



5 Greenfield Road, Saltash, PL12 4LJ

£1,200 Per Month

Welcome to Greenfield Road, Saltash - a charming location for this delightful extended semi-detached house! The accommodation briefly comprises lounge leading into a good size kitchen/diner, three double bedrooms the master bedroom having a built in shower, modern bathroom, front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating. Available now. EPC = D (65). Council Tax Band C £1200.00 p.c.m. Holding Deposit £276.00 Full Deposit £1384.00

LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as the Gateway to Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

uPVC front door leading into the entrance porch.

ENTRANCE PORCH

uPVC door leading into the lounge.

LOUNGE 16'5 x 14'6 (5.00m x 4.42m)



Double glazed window to the front aspect, radiator, power points, feature fireplace, tiled flooring, stairs leading to the first floor, doorway leading into the kitchen/diner.

KITCHEN/DINER 65'7" x 22'11" x 42'7" x 26'2" (20'7 x 13'8)

L Shaped room please note measurements are taken at the widest point.

KITCHEN AREA



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above,

single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, various power points, double glazed window to the rear aspect, tiled flooring.

DINING AREA



Double glazed patio doors leading to the rear garden, radiator, power points, double glazed windows to the side aspects, tiled flooring, doorway leading into the garage.

STAIRS

Leading to the first floor landing.

LANDING



Doorways leading into the first floor living accommodation, radiator.

BEDROOM 1 14'7 x 14'7 (4.45m x 4.45m)



L shaped room the measurements are taken from max point. Two double glazed windows to the front aspect, radiator, power points, walk in shower cubicle with shower, vanity unit with inset wash hand basin.

SHOWER AREA

BEDROOM 2 16'3 x 7'7 (4.95m x 2.31m)



Double glazed windows to the front and rear aspect, radiator, power points.

BEDROOM 3 9'11 x 8'4 (3.02m x 2.54m)



Double glazed window to the rear aspect, radiator, power points.

BATHROOM



Matching bathroom suite comprising P shaped shower bath with shower above, wash hand basin, low level w.c., radiator, obscure glass double glazed window to the rear aspect, tiled walls.

FRONT GARDEN



Gravelled garden with various plants and shrubs.

REAR GARDEN



Patio area with steps leading down to the remainder of the garden which has a patio and various plants and shrubs.

GARAGE

Up and over garage door, the gas boiler is located in the garage.

DRIVEWAY

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

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

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>

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)

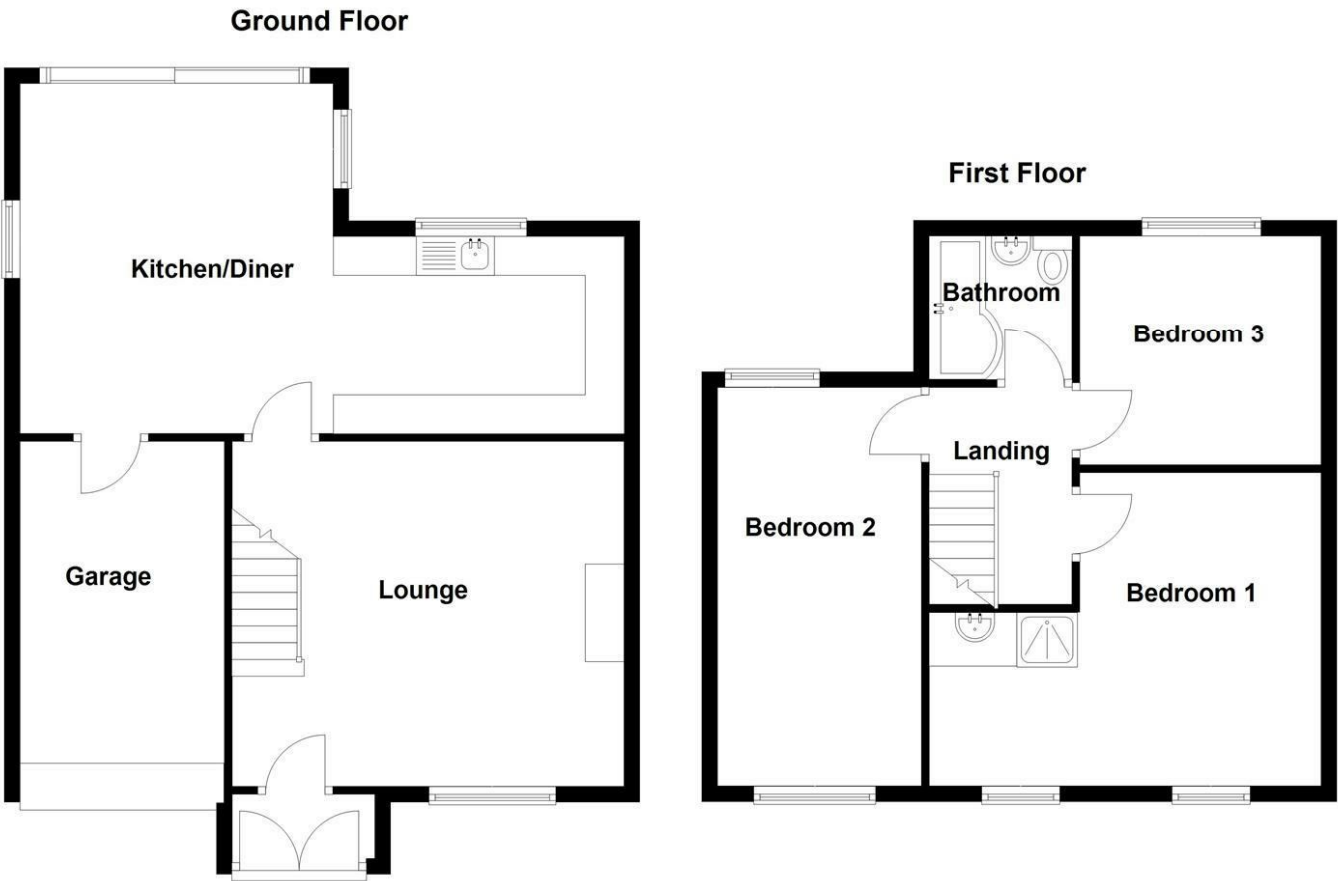
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

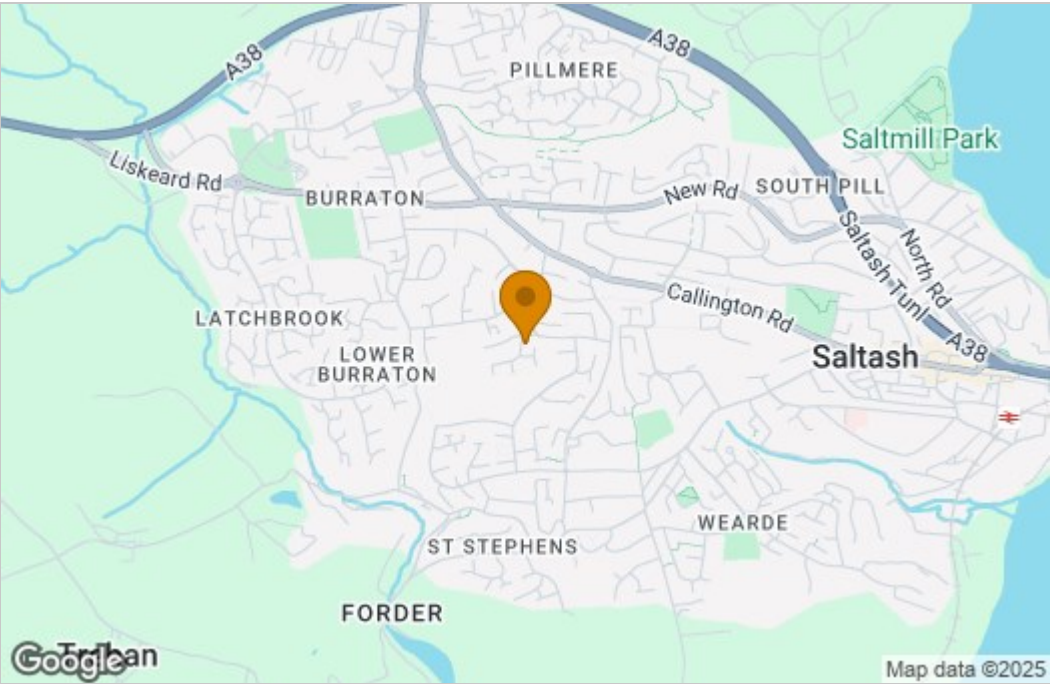
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

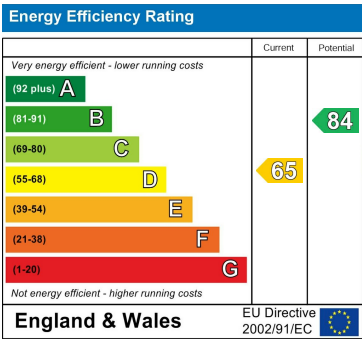
Floor Plan



Area Map



Energy Efficiency Graph



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.