WAINWRIGHT
ESTATE AGENTS









19 Malory Close, Plymouth, PL5 3ED

£1,100 Per Month

Spacious and well presented mid terrace house located in the popular area of Manadon, Plymouth. The accommodation briefly comprises lounge/diner, modern kitchen, utility room, two double bedrooms, modern shower room, front and rear gardens, garage. Other benefits include double glazing and gas central heating. EPC = C (71). Council Tax Band B. Rent is £1,100.00 per month. Holding Deposit £253.00. Full Deposit £1269.00.

LOCATION
Situated in the popular area of Manadon, Plymouth. Located close to local amenities including schools, shops, bus routes and is within easy reach of Derriford Hospital, the A38 and Plymouth city centre.

ENTRANCE
Front door leading into the hallway.

HALLWAY
Doorways leading into the downstairs living accommodation, radiator, two storage cupboards, window to the front aspect, stairs leading to the first floor.

LOUNGE/DINER 20'7 x 8'4 (6.27m x 2.54m)





LOUNGE AREA



Double glazed window to the front aspect, power points, archway leading into the dining room.

DINING AREA



Double glazed window to the rear aspect, radiator, power points, archway leading into the kitchen.

KITCHEN 10'4 x 8'6 (3.15m x 2.59m)



Modern kitchen comprising range of wall mounted and base units with worktop above, single drainer sink unit with mixer tap, space and plumbing for dishwasher, various power points, double glazed window to the rear aspect, doorway leading into the utility room.

UTILITY ROOM 9'5 x 5'8 (2.87m x 1.73m)
Windows to the front and side aspect, space and plumbing for washing machine, doorway leading to the rear garden.

STAIRS
Leading to the first floor landing.

LANDING



Doorways leading into the first floor living accommodation, linen cupboard which houses the gas boiler.

BEDROOM 1 12'9 8'8 (3.89m 2.64m)



Double glazed window to the rear aspect, radiator, power points, fitted mirror fronted wardrobes.

BEDROOM 2 15'7 x 9'9 (4.75m x 2.97m)



Two double glazed windows to the front aspect, radiator, power points, storage cupboard.

SHOWER ROOM



Modern matching shower room comprising walk in double shower cubicle with electric shower, vanity unit with inset wash hand basin and storage beneath, low level w.c., window to the rear aspect.

FRONT GARDEN
Tiered front garden with steps leading down to the front door.

REAR GARDEN



The rear garden has a decked area, steps leading

down to a patio area and pathway which leads to the rear of the property and garage.

GARAGE
Located at the rear of the proeprty.

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 Interned 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

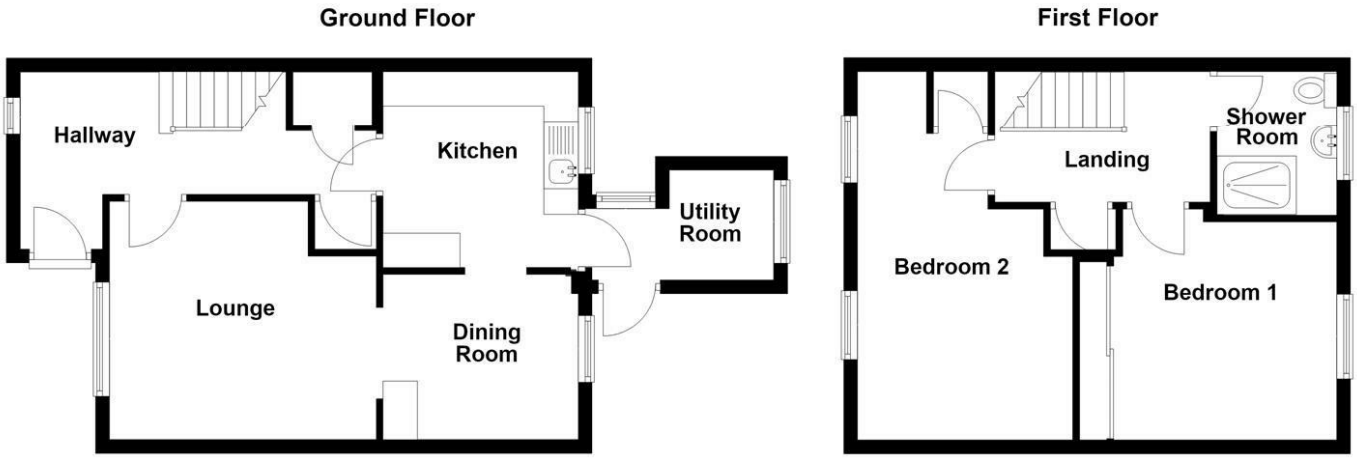
TENANCY INFORMATION
Exclusive of the following: Council tax, electricity, gas and water.

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.

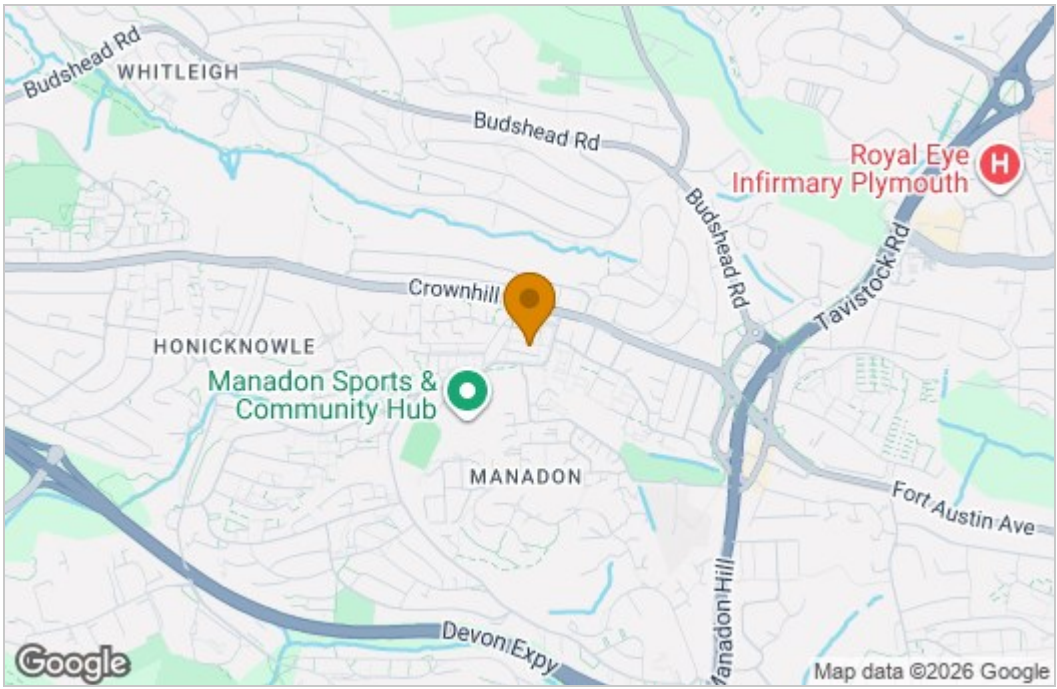
Fees payable in accordance with the Tenant Fees Act 2019:
Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.
These include:
Default of Contract - Late Payment Charge £30.00 Inc. Vat
Default of Contract - Loss of Keys £30.00 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

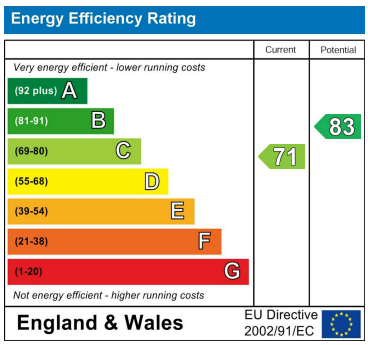
Floor Plan



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.

61 Fore Street, Saltash, Cornwall, PL12 6AF
Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk https://www.wainwrightestateagents.co.uk