



ESTATE AGENTS



**21 Sycamore Road, Saltash, PL12 4XS**

**£1,200 PCM**

This 3 bedroom semi-detached property is situated in the popular area of Latchbrook, accommodation comprises of a good size lounge/dining room, kitchen, downstairs WC, conservatory, 3 bedrooms - 2 doubles and 1 single, family bathroom, double glazing, gas central heating and 2 allocated off road parking spaces. EPC - C (70)

Rent £1200.00 per month, Holding Deposit £276.00 Full Deposit £1384.00



### ENTRANCE HALL

Red uPVC DG door with decorative opaque glazed panel opens into entrance hall, storage cupboard with shelving / hanging space, single radiator, laminate flooring, doors to lounge, kitchen, downstairs WC and stairs to first floor accommodation.

### LOUNGE

White uPVC DG window to rear aspect, brown uPVC DG sliding doors into conservatory, dado rail, laminate flooring, 2 single radiators, heating thermostat, cable, phone and TV points, under stairs storage cupboard.

### CONSERVATORY



Part brown brick built with uPVC DG windows to three sides with double doors opening into rear garden, single radiator, tiled flooring, ceiling mounted fan with lighting.

### KITCHEN



White uPVC DG window to front aspect, kitchen comprises of a matching range of light oak wood effect wall mounted and base unit cupboards, dark grey roll edge worktop, single stainless steel sink and drainer with mixer tap, chrome indesit double electric oven with 4 ring gas hob and chrome extractor fan hood over, integral washing machine, integral dishwasher, tiled splash backs, single radiator, wall mounted gas boiler, tiled flooring.

### WC

White uPVC DG opaque window to front aspect, cream low level WC, cream vanity wash hand basin, single radiator, fuse box, laminate flooring.

### LANDING

White uPVC DG window to side aspect, storage cupboard with shelving and electric heater, loft access, beige fitted carpet, doors to bedrooms and family bathroom.

### BEDROOM ONE

2 White uPVC DG windows to front aspect, 2 built in wardrobes - 1 double and 1 single with shelving and hanging space, single radiator, beige fitted carpet.

### BEDROOM TWO

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

### BEDROOM THREE

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

### FAMILY BATHROOM



Cream suite comprising of low level WC, pedestal wash hand basin, panel bath with mains shower over, ceiling mounted extractor fan, single radiator, tiled flooring.

### OUTSIDE



Front Garden - Mainly laid to lawn, selection of

shrubs and bushes with pathway leading to front door and 2 off road allocated parking spaces to the side of the property.

Rear Garden - Enclosed by wood panel fencing, patio area and remainder laid to lawn, side access gate.

### **FEES AND CHARGES**

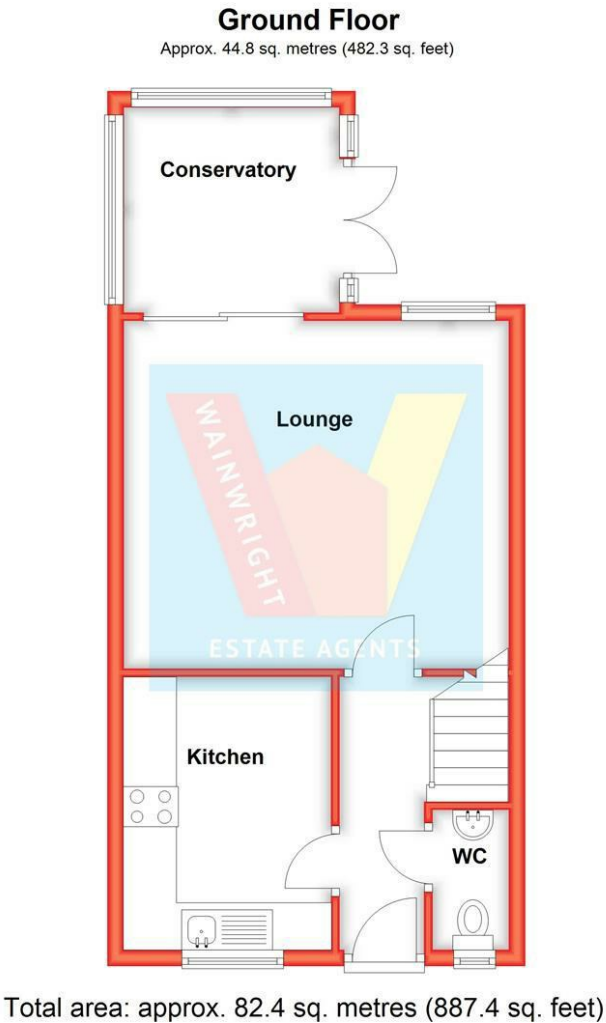
Exclusive of the following: Council tax, electricity, gas and metered water.

No smokers - Pets would be considered - Part DSS would be considered.

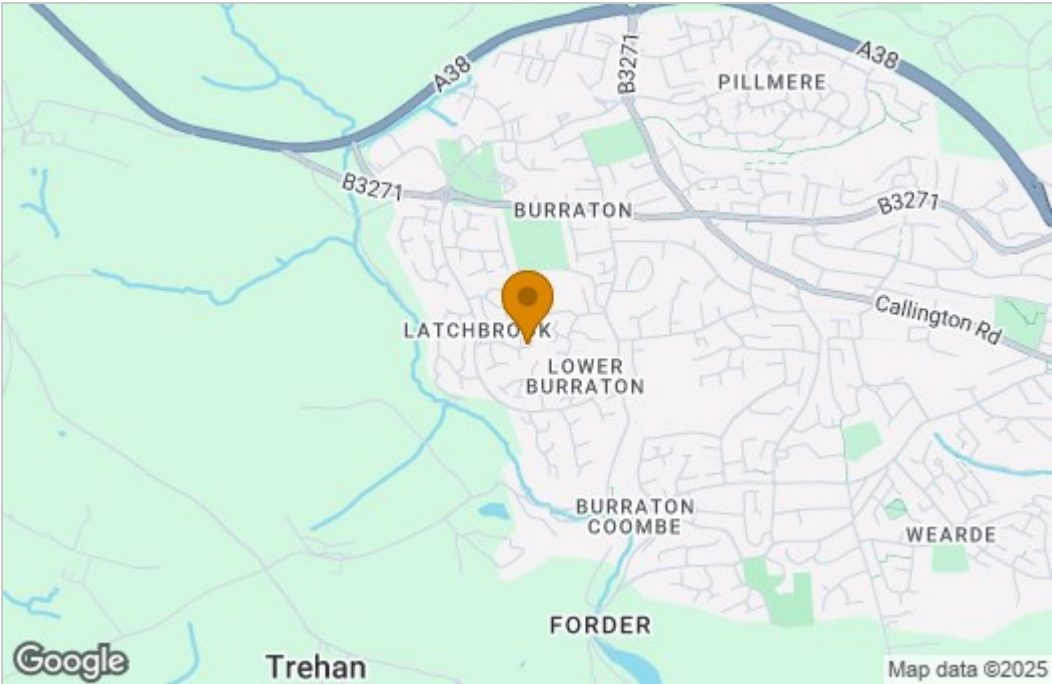
Non-Refundable Reference Fees - £120 per Person including VAT

Tenancy Paperwork Preparation Fees - £120 including VAT, One month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

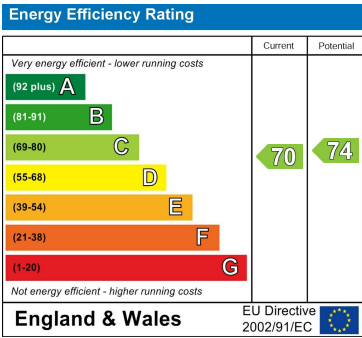
Floor Plan



Area Map



Energy Efficiency Graph



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