



ESTATE AGENTS



## **54 Longfield Place, Plymouth, PL4 7QT**

**£1,200 Per Calendar Month**

Wainwright Estate Agents are delighted to offer for rent, this modern mid-terrace house located in a central location within the popular Ocean City of Plymouth. The accommodation comprises lounge/diner, kitchen, downstairs w.c., two double bedrooms, modern fitted bathroom, rear garden and two allocated parking spaces. Other benefits include double glazing and gas central heating.

Available Immediately! EPC = C. Rent = £1,200 PCM. Holding Deposit = £276.00. Total Deposit = £1384.00. Council Tax Band = B.



## LOCATION

Situated in the popular area of Greenbank, within walking distance to the City Centre, Drake Circus, The University, local supermarket and Freedom fields park.

## ENTRANCE

Front door leading into hallway.

## HALLWAY

Doorways leading into the downstairs living accommodation, stairs leading to the first floor.

## LOUNGE/DINER 16'3 x 13'8 (4.95m x 4.17m)

Double glazed patio doors leading to the rear garden, radiator, power points, storage cupboard.

## KITCHEN



Matching kitchen comprising range of wall mounted and base unit with worksurfaces above, double glazed window to the front aspect, built in electric oven with gas hob above, space and plumbing for washing machine, space for fridge/freezer, various power points.

## DOWNSTAIRS CLOAKROOM



Low level w.c., wash hand basin with cupboard beneath, window to the front aspect, radiator.

## STAIRS

Leading to the first floor landing. The landing area has doorways leading into the first floor living accommodation.

## BEDROOM 1 13'7 x 9'6 (4.14m x 2.90m)



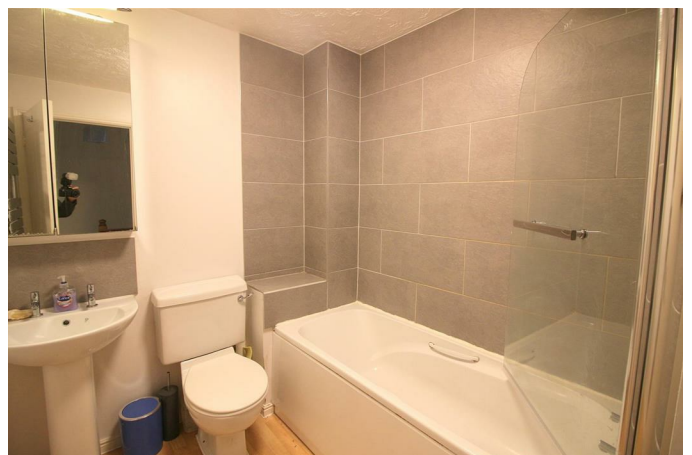
Two double glazed windows to the rear aspect, two radiators, power points. Built in wardrobe.

## BEDROOM 2 13'7 8'4 (4.14m 2.54m )



Two double glazed windows to the front aspect, two radiators, various power points, built in wardrobe.

## BATHROOM



Modern matching bathroom suite comprising panelled bath with shower above, low level w.c., low level w.c., pedestal wash hand basin.

## GARDEN



The rear garden has a patio area, various mature plants and shrubs, steps leading down to a gateway providing access to the rear communal car park.

## PARKING

To the rear of the property there is a communal car park where there is two allocated parking spaces for the property.

## TENANCY INFORMATION

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

No smokers

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.

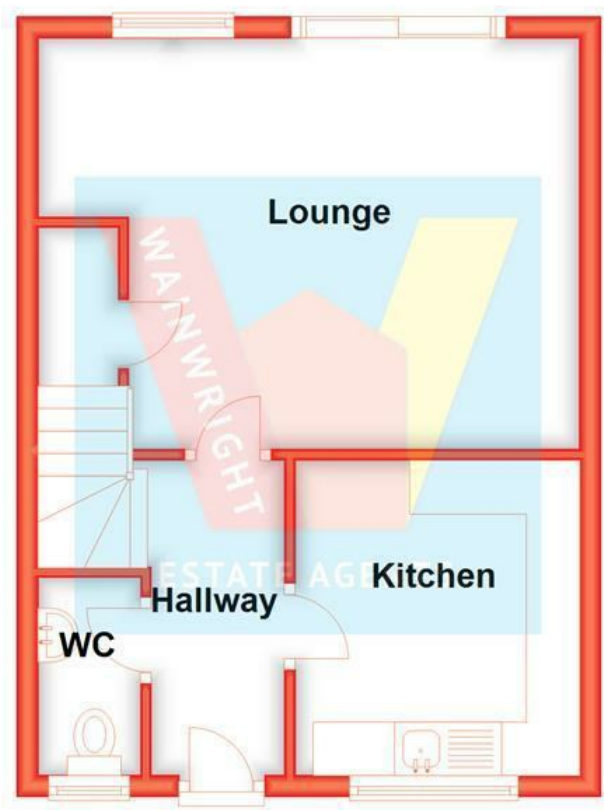
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

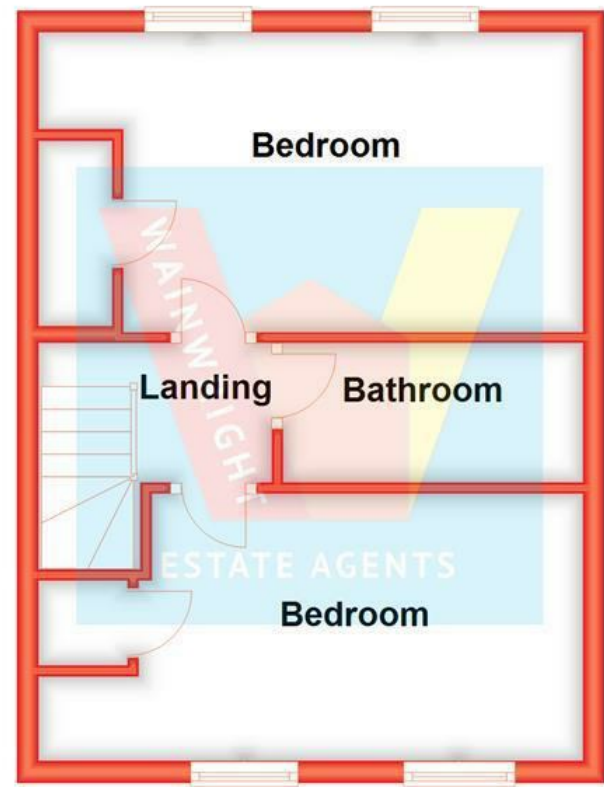
Redress Scheme and Client Money Protection

Floor Plan

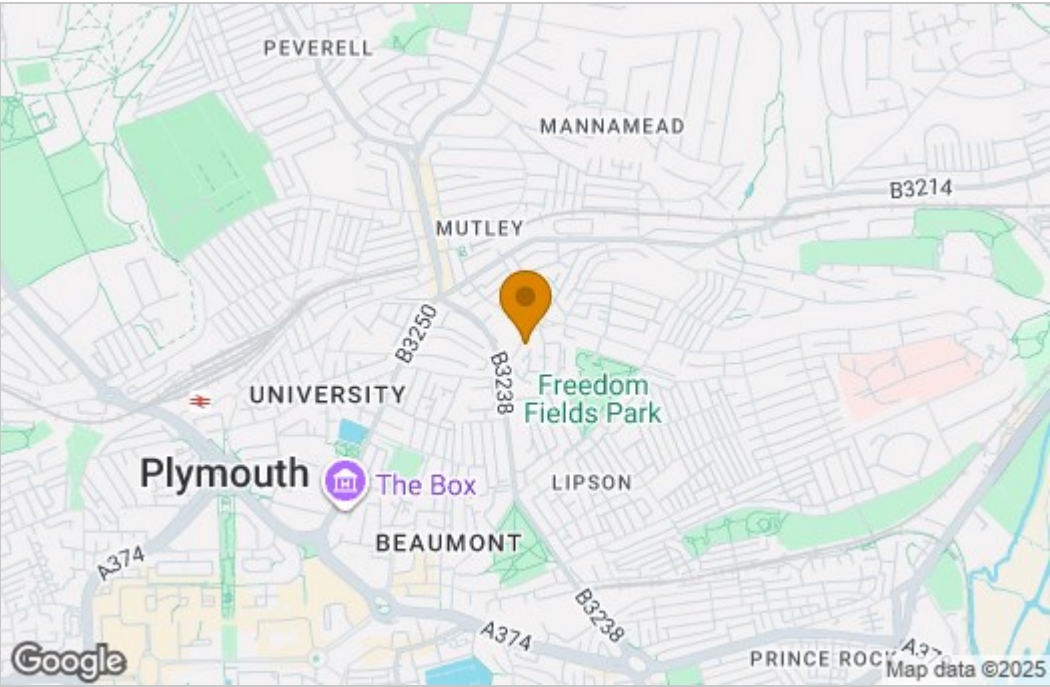
Ground Floor



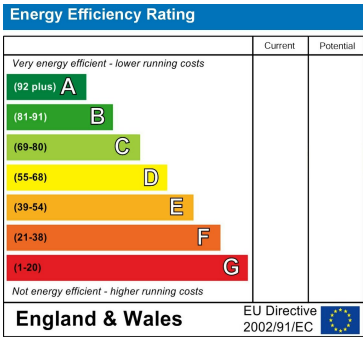
First Floor



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.