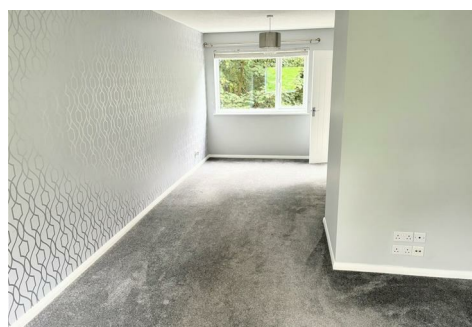




ESTATE AGENTS



33 Frobisher Drive, Saltash, PL12 4PN

£1,200 Per Month

This three bedroomed family home located in a popular area of saltash is close to good schools and amenities

Accommodation comprises entrance hall, cloakroom, lounge, kitchen diner, landing three bedrooms and family bathroom. There are front and rear gardens and outside store. EPC D 67, Council Tax B
Rent £1,200.00 per month Holding deposit £276.00 Full deposit £1384.00. Available immediately.

Hallway

Double glazed door into the hallway, radiator two storage cupboards one with hangers for coats. Doors to lounge, kitchen, down stairs Wc and stairs to the first floor with a storage cupboard below.

WC

Modern white suite with vanity unit with wash hand basin and mixer tap and splash back tiles and low level w.c. Radiator and a frosted double glazed window to the front of the property.

Lounge/Diner 24'7" x 10'5" (7.5 x 3.2)



Spacious lounge with dining area bright and airy two central lights and two radiators either side. Two good sized double glazed windows with dual aspect offering plenty of light into the room.

Kitchen 10'2" x 7'6" (3.1 x 2.3)



Modern kitchen with white matching wall and base units offering plenty of storage space. Role edge worktops with inset stainless steel one and a half sink and drainer unit with a mixer tap, inset electric hob and oven with a filter hood above. There is modern shelving for display and space for a tall standing fridge freezer and plumbing and space for a dishwasher.

Landing

Cupboard with shelving, radiator and doors to the bathroom and bedrooms.

Bedroom 12'1" x 10'9" (3.7 x 3.3)



Large double bedroom with a built in wardrobe, radiator, ample room for bedroom furniture and a double glazed window to the front aspect.

Bedroom 9'10" x 9'6" (3.0 x 2.9)



A good sized double bedroom with a built in wardrobe, radiator and a double glazed window to the rear aspect.

Bedroom 8'10" x 7'2" (2.7 x 2.2)



A single bedroom with a built in storage cupboard with shelving a radiator and a double glazed window to the front aspect.

Family Bathroom



Modern matching white suite comprising of a vanity unit with cupboards, inset wash hand basin with mixer tap and the low level w.c. P shaped bath with glass shower screen and a mixer tap with shower connection. White heated towel rail, ceiling spotlights and double glazed frosted window to the rear aspect.

Utility 8'2" x 7'6" (2.5 x 2.3)

Access via the garden or spiral stair case from the kitchen. Double glazed door to storage space that has plumbing and electric for a washing machine. Ample storage space which also houses the combination boiler.

Outside



Steps to the front of the property open plan garden either side and a level area at the bottom ideal for table and chairs. Path to the side of the property to the rear garden and a few steps. Mainly laid to lawn with a decked area. Access from the side of the property or via the staircase from the kitchen fully enclosed with wooden fencing and a rear gate.

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)

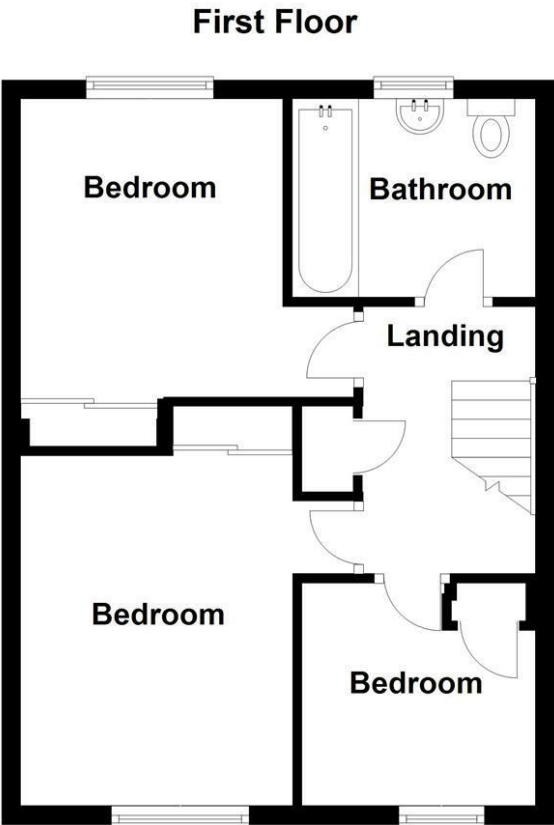
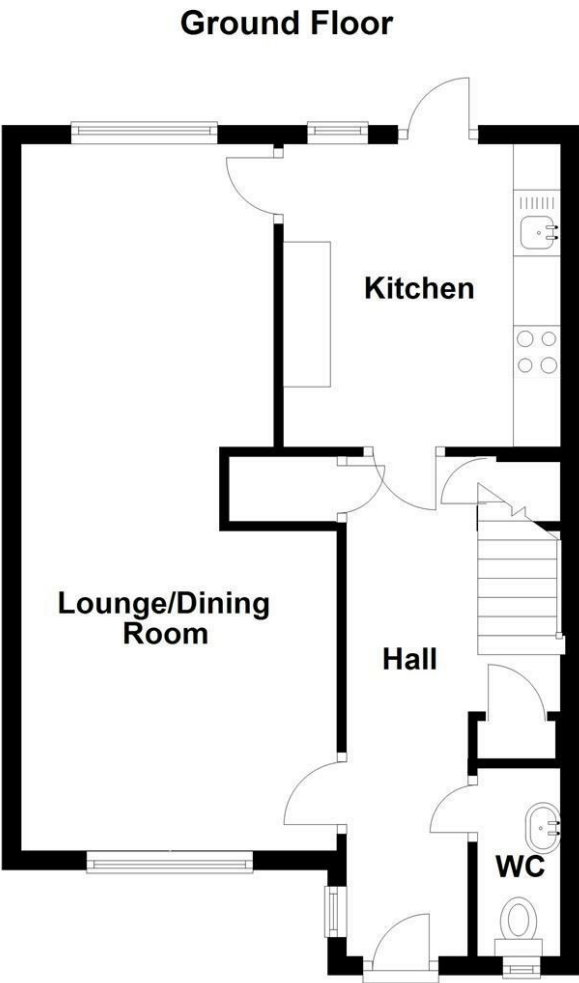
Deposit

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

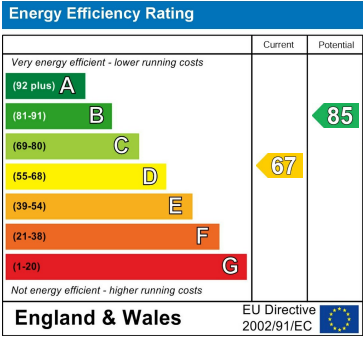
Floor Plan



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.