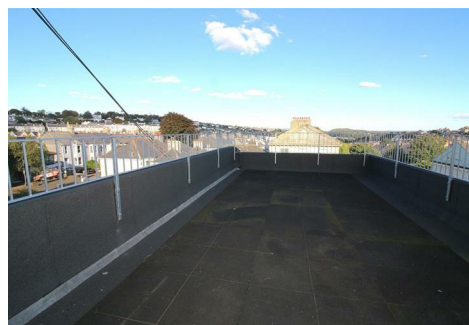




ESTATE AGENTS



Top Floor Flat, 39 Mutley Plain, Plymouth, PL4 6JQ

£850 PCM

Located in the Mutley Plain area of Plymouth is the one bedroom top floor flat. The flat has recently been refurbished. The accommodation briefly comprises lounge, modern kitchen, bedroom, modern bathroom, own roof terrace. The property would be ideal for a single person or a couple. EPC = C (74). Council Tax Band A. Holding deposit is £196.00 Full Deposit is £980.00 There is an additional monthly charge for the water of £15.24 per person per month. <https://www.wainwrightestateagents.co.uk/tenant-services/>

Entrance

Entrance door, stairs leading to a half landing with patio doors leading out onto the roof terrace, further stairs leading to doorway leading into the flat.

Hallway



Doorways leading into the living accommodation, storage cupboard, wall mounted intercom system, worksurfaces with space and plumbing for washing machine beneath.

Kitchen 8'6 x 7'9 (2.59m x 2.36m)



Modern matching kitchen comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, various power points, window to the front aspect.

Living Room 12'10 x 11'2 (3.91m x 3.40m)



Windows to the front aspect, wall mounted Dimplex electric heater, various power points, doorway leading into the kitchen.

Bedroom 13'00 x 7'4 (3.96m x 2.24m)



Window to the rear aspect, wall mounted Dimplex electric heater, various power points.



Bathroom



Modern matching bathroom with panelled bath and electric shower above, low level w.c., vanity unit with inset wash hand basin and cupboard beneath, window to the rear aspect.



Roof Terrace



Access via patio doors from the half landing.

Tenant Information

Exclusive of the following: Council tax and Electricity.

Water is included with an additional charge.

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.

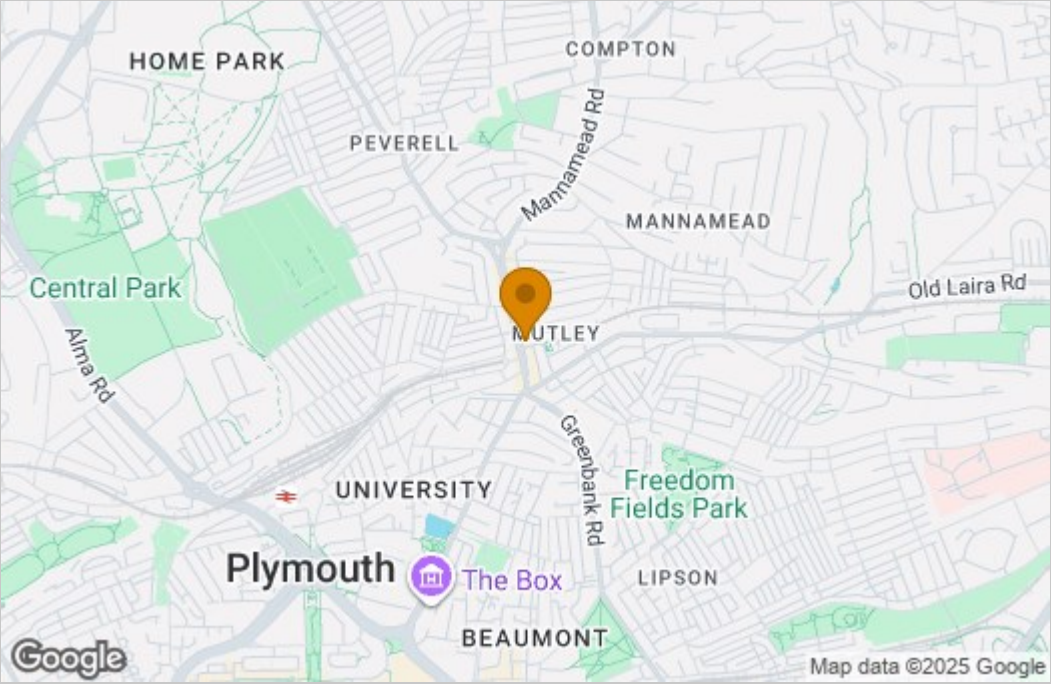
Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

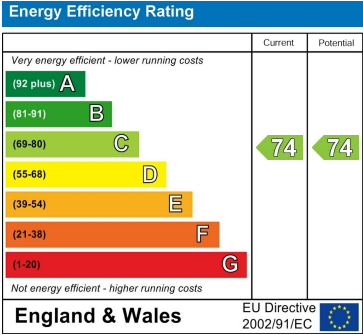
UKALA Client Money Protection - Membership No. 188420

Floor Plan

Area Map



Energy Efficiency Graph



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