



ESTATE AGENTS



92 Grassmere Way, Saltash, PL12 6YU

£775 Per Month

Modern ground floor apartment to rent, located in the popular Cornish Town of Saltash. The accommodation briefly comprises lounge/diner, kitchen, double bedroom, bathroom, communal gardens, allocated parking space. Other benefits include double glazing and gas central heating. To appreciate all this apartment has to offer an internal viewing really is a must. EPC = C (78) Council Tax Band A. Rent £775.00 per month. Holding Deposit £178.00. Full Deposit £894.00.

LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

COMMUNAL FRONT DOOR

Communal front door with entry phone system, leading into the communal hallway.

COMMUNAL ENTRANCE RECEPTION AREA

Inner doorway leading into a communal hallway where you will find the front door leading into the apartment

HALLWAY

Doorways leading into the living accommodation, storage cupboard, radiator.

LOUNGE/DINER 17'5" x 10'7" (5.31 x 3.23)



Double glazed windows to the front and side aspect, two radiators, various power points, opening leading into the kitchen.



KITCHEN 7'10" x 7'3" (2.39 x 2.21)



Modern matching range of kitchen units comprising wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for washing machine, space for cooker and fridge/freezer, various power points, double glazed window to the side aspect.



BEDROOM 12'3" x 9'11" (3.73 x 3.02)



Double glazed window to the front aspect, radiator and power points.



BATHROOM



Matching bathroom suite comprising panelled bath with shower attachment, low level w.c., vanity units inset wash hand basin and draws beneath, radiator, part tiled walls.

OUTSIDE



To the rear of the property there is a communal garden which is mainly laid to lawn. To the front of the property there is a bin storage area.

PARKING

The property has an allocated parking space at the front of the building.

TENANCY 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.

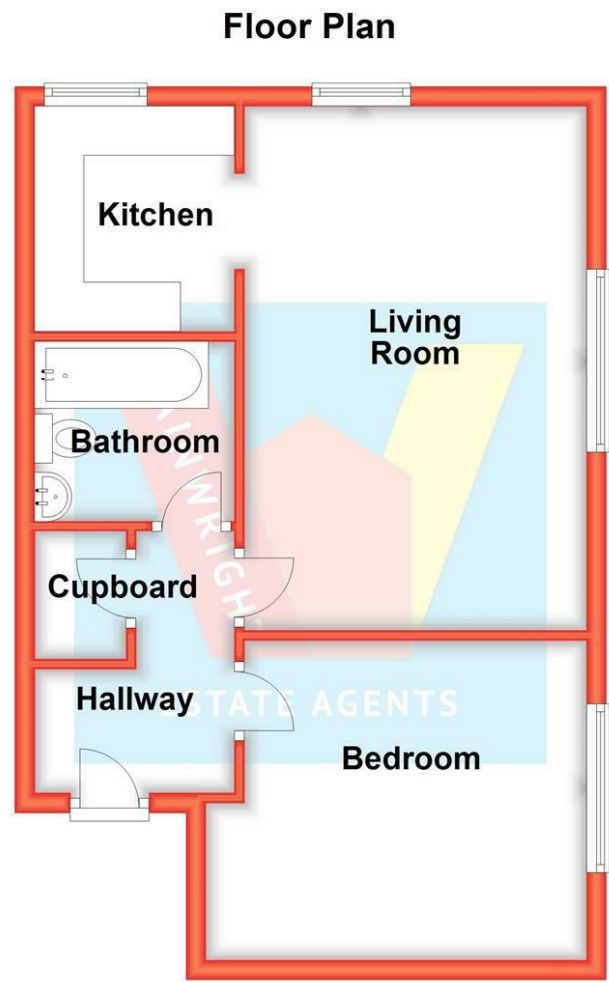
Redress Scheme and Client Money Protection
Property Redress Scheme - Membership No.

PRS002551

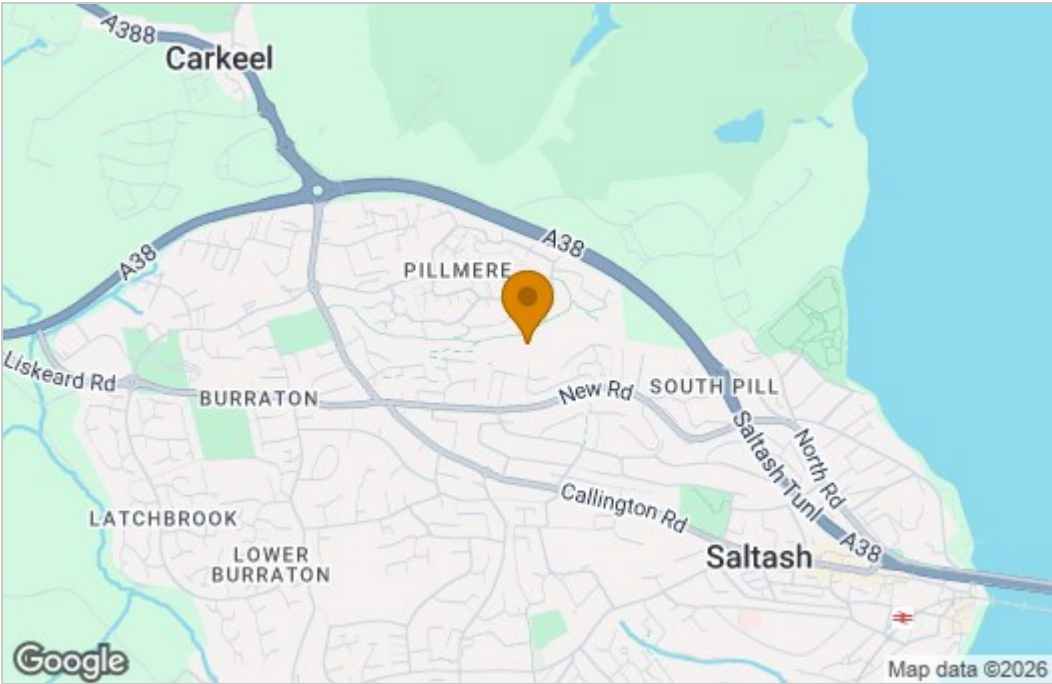
UKALA Client Money Protection - Membership No.

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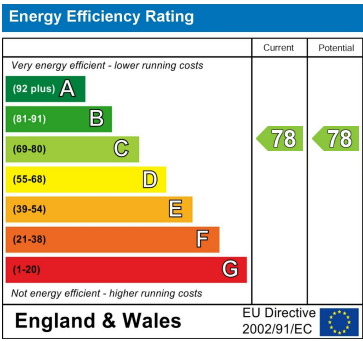
Floor Plan



Area Map



Energy Efficiency Graph



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