



ESTATE AGENTS



## West End Cottage , Saltash, PL12 5PA

**£1,100 Per Month**

Nestled in the charming village of St Germans, part of the prestigious Port Eliot Estate, this delightful two-bedroom cottage offers a perfect blend of character and modern living. The property features a welcoming living room, ideal for relaxation, dining room, kitchen and utility room.

Outside, the property is complemented by a rear garden providing a serene outdoor space to enjoy the fresh air and beautiful surroundings. This cottage is not just a home; it is a lifestyle choice, set in a picturesque location that offers a sense of community and tranquillity.

With its charming features and prime location, this cottage is an excellent opportunity for anyone looking to embrace the idyllic village life while still being within reach of local amenities and transport links.

Rent £1100.00 per month, Full Deposit £1269.00 Holding Deposit £253.00 Council Tax Band EPC E 53

### **Living Room 13'9" x 11'5" (4.2 x 3.5)**

Window to front aspect, fitted carpet, fire place with installed wood burner, under stair storage cupboard, ceiling light and radiator.

### **Dining Room 13'9" x 11'5" (4.2 x 3.5)**

Windows to the side aspect, slate flooring, fire place with wood burner, radiator and ceiling light.

### **Utility Room 8'10" x 6'2" (2.7 x 1.9)**

Door leading to the rear garden, window to the rear aspect, stainless steel sink, work tops, base storage units and opening into kitchen.

### **Kitchen 9'10" x 6'6" (3.0 x 2.0)**

Window to the side aspect, a range of base wall and drawer units, space for white goods, built in electric oven and hob, extraction and ceiling spot lights.

### **Shower Room**

Enclosed shower cubicle with electric shower over, extractor fan, low level Wc, pedestal sink, radiator and ceiling light.

### **Bed 1 14'1" x 11'9" (4.3 x 3.6)**

Window to the rear aspect, feature fire place, fitted carpet, radiator and ceiling light.

### **Bed 2 11'9" x 10'9" (3.6 x 3.3)**

Window to the front aspect, feature fire place, fitted carpet, radiator, storage cupboard and ceiling light.

### **Outside**

The property benefits from a good sized garden, with a mix of mature trees, shrubs and bushes, storage tank and oil tank.

### **Tenancy Information**

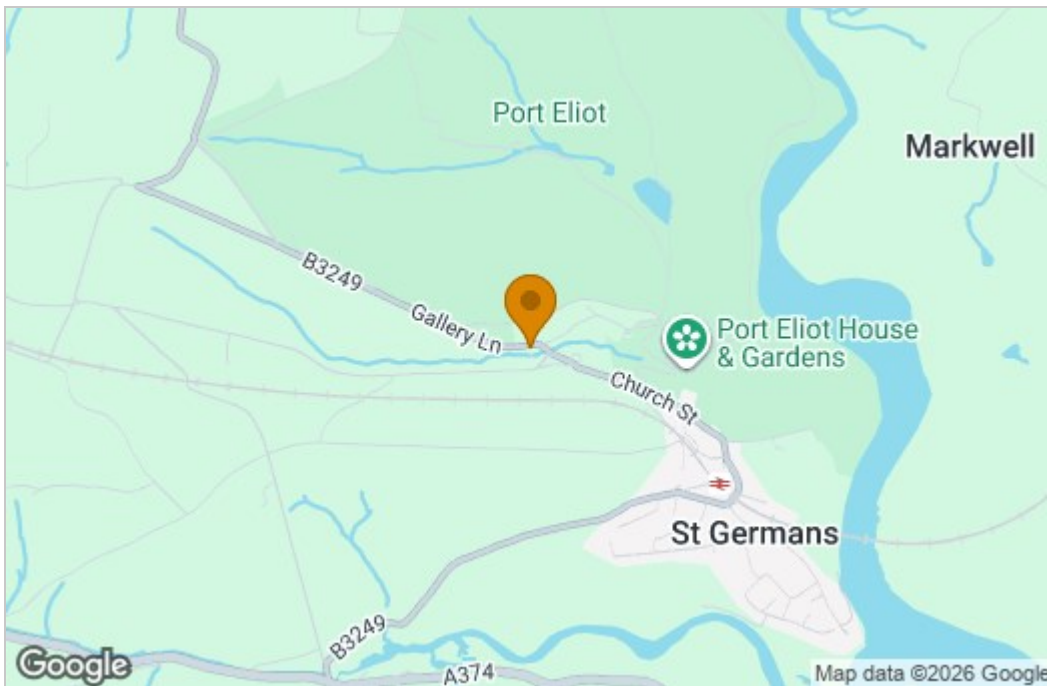
Exclusive of the following: Council tax, electricity, and water. No smokers - Holding Deposits: A holding deposit equal to 1 weeks rent is payable upon the start of the application. Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of 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 <https://www.wainwrightestateagents.co.uk> 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

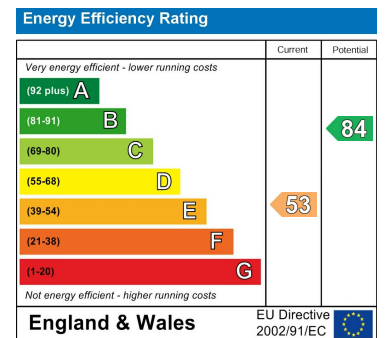
the references have been passed and the tenancy commences. Redress Scheme and Client Money Protection Property Redress Scheme - Membership No. PRS002551 UKALA Client Money Protection - Membership No. 188420

## 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.

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