



ESTATE AGENTS



33 Beaumont Road

St. Jude's, Plymouth, PL4 9BJ

£960 Per Month



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COMMUNAL ENTRANCE HALLWAY

uPVC DG communal front door opens in to communal hallway, entry phone door system, flat entrance door is located on the left hand side at the foot of the stairs, uPVC DG back door leading out to rubbish bins and allocated parking spaces for the flats.

FLAT ENTRANCE HALLWAY

Wooden fire door opens in to flat entrance hallway, door to open plan lounge, dining and kitchen area, doors to bathroom and the two double bedrooms, wall mounted entry phone system, central heating thermostat, smoke alarm, laminate flooring.

OPEN PLAN LOUNGE, DINING & KITCHEN

14'0" x 13'7" (4.27 x 4.14)

LOUNGE/ DINING AREA

uPVC DG bay window to front aspect, TV point, phone point, radiator, laminate flooring.

KITCHEN AREA

Inset spotlights, matching range of light wood wall mounted and base unit cupboards, laminate roll edge worktops, single stainless steel sink and drainer with mixer tap, tiled splash backs, integral electric single oven, 4 ring gas hob and extractor fan hood over, tiled flooring.

BEDROOM ONE

13'0" x 7'6" (3.96 x 2.29)

uPVC DG window to rear aspect, radiator, fitted carpet.

BEDROOM TWO

10'5" x 8'4" (3.18 x 2.54)

uPVC DG window to rear aspect, radiator, fitted carpet.

BATHROOM

7'3" x 5'6" (2.21 x 1.68)

White suite comprising panel bath with shower over, pedestal wash hand basin, low level WC, inset spotlights, ceiling mounted extractor fan, fully tiled walls, wood effect laminate flooring.

OUTSIDE

To the rear of the property there is one allocated parking space located in the rear car park.

TENANCY INFO

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)

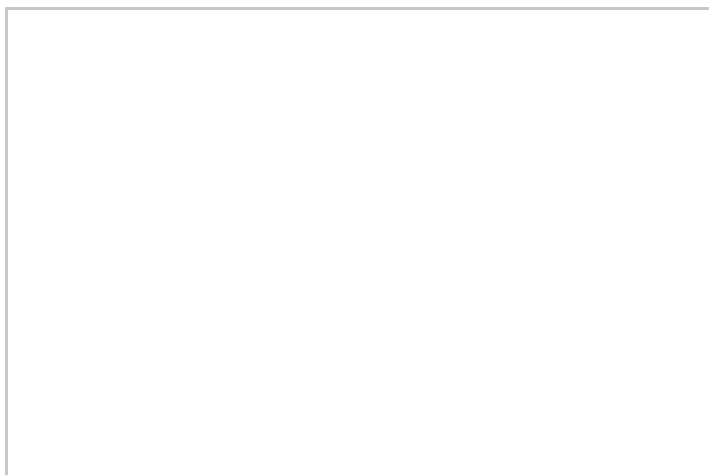
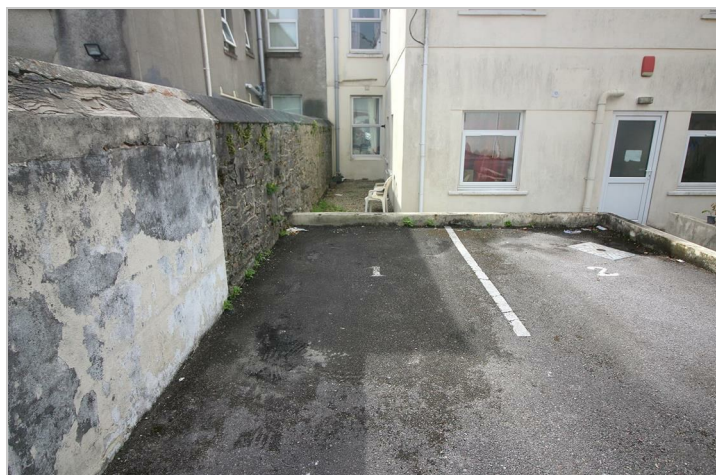
Deposit

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.

Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420



Road Map



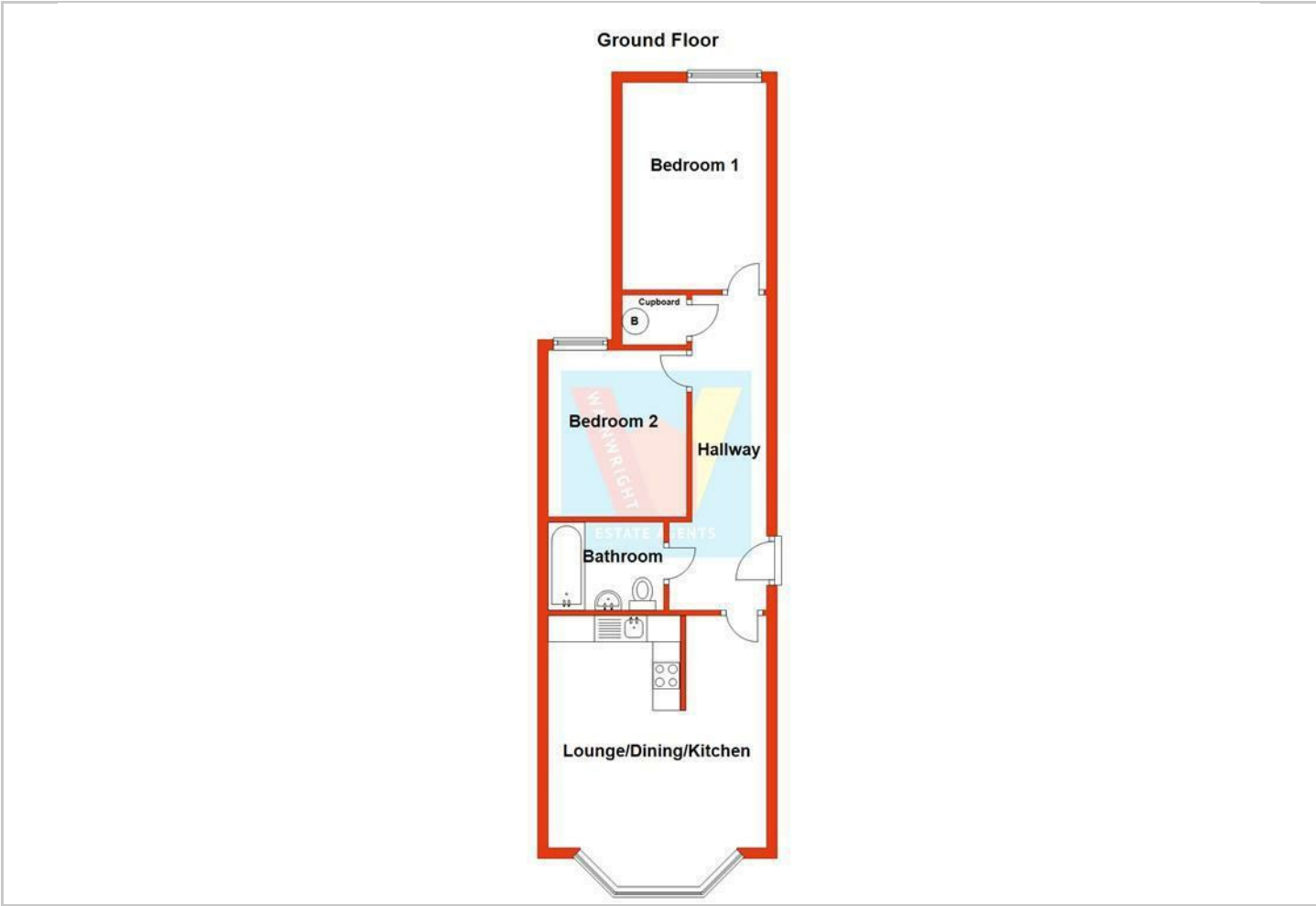
Hybrid Map



Terrain Map



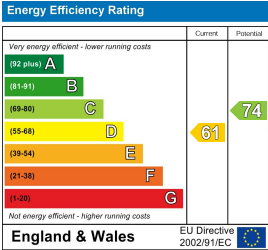
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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