



ESTATE AGENTS



East Hill House St Germans, Saltash, PL12 5LL

£700 Per Month

Nestled in the charming village of St Germans, this delightful top floor studio flat offers modern and character features. With one reception room and a well-appointed bathroom, this property is ideal for individuals or couples seeking a cosy living space.

Fitted kitchen and spacious living / bedroom area lounge area, creating an inviting atmosphere for relaxation and entertaining.

Natural light floods the studio, enhancing the warm and welcoming feel of the home.

One of the standout features of this property is its prime location. Situated next to the train station, so you can enjoy easy access to both Plymouth and Cornwall, making it an excellent choice for commuters.

Additionally, the property includes parking for one vehicle, providing added convenience for those with a car.

This studio flat in St Germans is not just a home; it is a gateway to the beautiful surroundings of the area, with its picturesque landscapes and vibrant community. If you are looking for a new place to call home, this property is certainly worth considering.

Rent £700.00 Per Month Holding Deposit £161.00 Full Deposit £807.00 Epc TBC Council Tax Band A

Outside



Located next to the railway station making your daily commute so easy
Accessed by steps leading to the external door which gives access to the communal hallway and door into the flat.

Hallway

Skylight offering ample natural light. fitted carpet, storage heater, and doors to all rooms.

Kitchen 11'9" x 9'6" (3.6 x 2.9)



A spacious kitchen diner fitted with a range of base drawer and wall units and rolled edge work tops. Stainless Steel sink, tiled splash backs, space for white goods and oven, vinyl flooring, exposed beams and ceiling light.

Bathroom



A matching white suite comprising, panel bath with electric shower over, low level Wc, pedestal sink, ample storage cupboards, skylight, ceiling light and vinyl flooring.

Living Room / Bedroom 19'4" x 17'8" (5.9 x 5.4)



This light and very spacious room offers dual aspect windows, fitted carpet, storage heater, ceiling light and exposed beams

Tenant 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 £75.00 inc


(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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk <https://www.wainwrightestateagents.co.uk>