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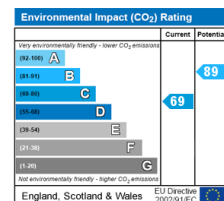
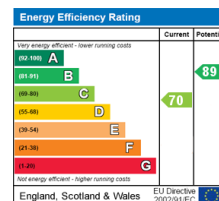
Howard Close, Kings Tamerton, Plymouth PL5 2UD



**£650 per month**

**2 bedroom Terraced**

- ✓ AVAILABLE 18 FEBRUARY 2019
- ✓ 2 Double Bedrooms
- ✓ Open Plan Lounge, Dining room & Kitchen
- ✓ DG & GCH
- ✓ Front and Rear Gardens
- ✓ Good Transport Links
- ✓ Shops & Amenities a short drive away
- ✓ Popular Residential Area



## Description

Viewme are delighted to bring this 2 bedroom terraced property located in Kings Tamerton to the rental market

The living accommodation briefly comprises:

Ground Floor:

Entrance Hallway, open plan lounge area, dining area, kitchen and rear garden.

First Floor:

Family bathroom, master bedroom, 2nd double bedroom, hallway with access to loft.

## Location

Kings Tamerton is a popular area for families as there are plenty of schools to chose from:

Primary: Knowle Primary, Victoria Road Primary, St Peters Roman Catholic

Secondary: Marine Academy Plymouth, St Boniface.

Further: Plymouth University, University of St Mark & St John, City College Plymouth are a bus journey away.

Local shops and Amenities: these facilities can be found a short distance from the property in St Budeaux Square (GP, Pharmacy, Dentist, Supermarkets, local independent shops. West Park, Library, Dentist, Butcher, Hardware Store, takeaway, Post Office, Transit Way: Large supermarkets, Argos, Matalan.

## Ground Floor

**Front Garden** - A small front garden with lawn area and mature shrubs leads you to the front door of the property.

**Entrance Hallway** - Enter the property via a double glazed front door. From the front door you have access to the carpeted stairwell and downstairs living accommodation.

House alarm panel.

**Lounge/Dining Room** - Open plan lounge and dining area.

Neutrally decorated, new carpet, gas central heating, built in storage cupboard.

Double glazed window to the front elevation of the property, television aerial,



Master Bedroom



Rear Garden



Kitchen



View

ceiling and wall lights and electrical sockets.

The dining area leads to a double glazed rear door taking you out into the rear garden area.

**Kitchen** - The kitchen is located off the dining area, again open plan.

Base and eye level units with roll top work surface.

Stand alone oven, stainless steel sink and drainer and boiler.

Connections for a washing machine.

Laminate flooring, spotlights, double glazed window overlooking the rear garden.

**Rear Garden** - Good size garden area with a patio leading from the house, then a lawn with mature shrubs and a wooden shed at the bottom of the garden.

Access via wooden gate to rear access road.

### First Floor

**Family Bathroom** - Totally refurbished, neutrally decorated family bathroom with white suite comprising:

Bath with electric shower over, low level WC and wash hand basin.

Vinyl flooring, 3/4 tiled, heated towel rail & extractor.

**Master Bedroom** - Neutrally decorated, double bedroom with dual aspect double glazed windows to the front of the property.

Fitted wardrobe, carpet, built in storage cupboard, radiator and dado rail.

**2nd Bedroom** - 2nd carpeted Double bedroom with double glazed window to the rear of the property.

Radiator, electrical sockets, TV aerial.

### Administration Fees

To Reserve the property there is a holding fee of £200.00 (deductible from the rent in advance once passed through credit checking) plus £50.00 per person credit checking (non refundable), £75 for Guarantor Credit Checking (non-refundable)

Deposit is one month's rent in advance plus £100.00 (paid into Deposit Protection Service)

One month's rent in advance minus the initial holding fee

Check in, Tenancy Documents & DVD Inventory: £195.00 (non refundable)



Lounge/Dining Room (view 2)



Bedroom 2



Bathroom

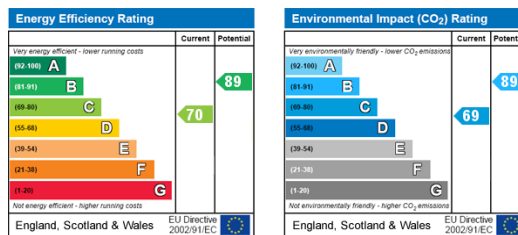


Tenancy Renewal: £50.00

Check Out (includes reference): £35.00

A Guide to Services and Fees can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

## Energy Efficiency and Environmental Impact



## Additional Information

Await updated EPC

Off road allocated parking space.

Council Tax Band: B £1,355.41 2018/19 (subject to change, data captured from the PCC web site)

Walking distance to public transport routes.

Small children's playground located in the adjacent street.