

Let

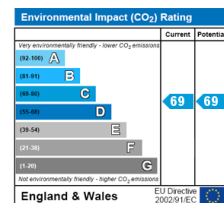
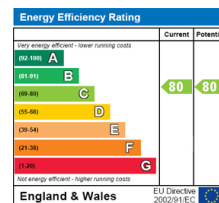
Vaughan Close, Beacon Park, Plymouth PL2 3QP



£575 per month

2 bedroom Flat

- ✓ AVAILABLE 20th August 2016
- ✓ Recently Refurbished
- ✓ Allocated Parking
- ✓ Door Entry System
- ✓ Close to Central Park & Life Centre
- ✓ Shops and Amenities Nearby
- ✓ Major Bus route into the City
- ✓ Primary & Secondary Schools Nearby



Description

This excellently well presented first floor flat located at Beacon Park is being offered to let, early viewing is highly recommended.

Accommodation briefly comprises:

Communal entrance hallway, with stairs to first floor.

Inside Accommodation comprises:

Modern Fitted Kitchen, Lounge/Dining Room, Master Bedroom, Bathroom & Bedroom 2.

Location

This property is located in the highly sought after area of Beacon Park.

There are several primary and secondary schools in the area such as Devonport High School for Girls, Montpelier Primary School, Pennecross Primary, Manadon Vale Primary and St Boniface College.

Transit way is nearby where you will find Tescos, Matalan, Lidl and Argos.

Crownhill Shopping centre is a short distance away where you will find various shops including supermarket, pharmacy, takeaways, post office and other smaller independents stores.

There are major bus route nearby with buses going into the City Centre and sounding areas of Plymouth. Central Park Park and Ride is a short distance from the property.

Parks and sports facilities (Life Centre and Central Park) are also within walking distance these facilities offer a wide range of sports.

First Floor

Lounge - Good size lounge with large bay window overlooking the front of the property.

Neutrally decorated with carpet flooring.

Night storage heater, electrical sockets and television socket.

Kitchen - Modern fitted kitchen with base and eye level units with roll top work surface.



Lounge



Master Bedroom



Bedroom 2



Bathroom



Electric oven, hob and extractor. Stand alone washing machine and fridge freezer.

Neutrally decorated with black splash back tiles and vinyl flooring.

Bathroom - Refurbished bathroom with a white suite comprising: low level WC, wash hand basin, and bath with shower over.

Neutrally decorated with half tiled walls and lovely laminate vinyl flooring.

Mirror, shaver point and electric wall mounted heater.

Master Bedroom - Good size master bedroom with large window overlooking the side aspect of the property.

Neutrally decorated with carpet flooring.

Electric wall mounted radiator, sockets.

Bedroom 2 - Small double bedroom with large window overlooking the side aspect of the property.

Neutrally decorated with carpet flooring.

Electric wall mounted radiator, fitted wardrobe and electrical sockets.

Administration Fees

Holding Fee: £200.00 (deducted from rent in advance if credit checking successful)

Credit Checking: £50.00 per person (non refundable)

Guarantor Credit Checking & Deed of Guarantee Documents: £75.00

Company Credit Checking: £75.00

Month in Advance: £575.00 (less holding fee)

Deposit:

Check-in/DVD Inventory/Tenancy Documents: £195.00 (non refundable)

Tenancy Renewal: £50.00

Lamp Outage upon Departure: £25.00

Check out and References: £35.00

Alterations to Tenancy Documents: From £99.00

Weekend Check in: £25.00



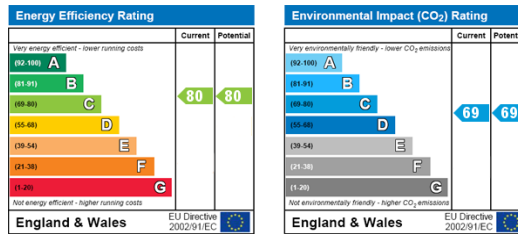
Plymouth Hoe



Smeatons Tower, The Hoe



Energy Efficiency and Environmental Impact



Additional Information

Council Tax band A: £1,066.54 - 2016/2017 (data sourced from Plymouth City Council, Council Tax Band web site).

Off Road Allocated Parking

No Pets, DSS, LHA or HB

Non Smoker Preferred