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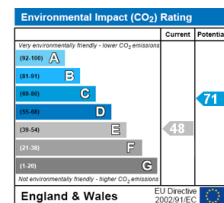
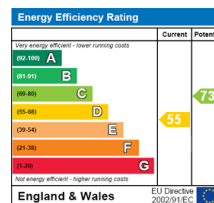
Florence Street, St Budeaux, Plymouth PL5 1RG



**£575 per month**

**2 bedroom Flat**

- ✓ 2 Bedrooms
- ✓ Fitted Kitchen
- ✓ 2 Bathrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Shops & Amenities Nearby
- ✓ On Major Bus Route



## Description

This well Presented, light and airy 2 bedroom first floor maisonette is being offered for rent. Early viewing is recommended to avoid disappointment.

The living accommodation briefly comprises:

Entrance hallway with utility cupboard leading to stairs to first floor.

Kitchen: Fitted kitchen with eye level and base units with dark roll top work surface.

Cloakroom: Partially tiled with low level WC and double modesty glazed window to the rear of the property.

Bedroom 2: Neutrally decorated double bedroom with en-suite shower.

Lounge/Dining Room: Double glazed window to the front of the property,

Master Bedroom with En-Suite: Double bedroom with en-suite bathroom.

## Location

St Budeaux is a popular residential area. It is serviced by an excellent shopping area where you will find almost everything you need on a day to day basis.

The recently opened Lidl supermarket is a short walking distance away, St Budeaux Square offers, take-away outlets, a pharmacy, Co-operative Supermarket, Store 21 QS, a card shop, florist, hairdresser and many more independent stores.

Victoria Road is a major arterial route leading both into the City Centre and towards Crownhill, Tavistock Road and Derriford.

Local Schools include:

St Paul's Roman Catholic Primary, Victoria Road Primary, Plaistow Hill Infant & Nursery, Marine Academy, Tamar Valley Primary, Mount Tamar.

Amenities within walking distance: Stirling Road Surgery, Chard Road Surgery, Co-op Pharmacy, Pemros Dental Practice (Private), Plymouth Dental Centre of Excellence (Private).

## Ground Floor

**Entrance Hallway** - Entrance hallway houses utility cupboard and stairs to first floor accommodation.



Lounge



Kitchen



Cloakroom



Lounge

Vinyl entrance, carpeted stairwell, wall mounted radiator.

### First Floor

**Cloakroom** - White low level WC, double modesty glazed window to the side aspect of the property.

**Kitchen** - Wooden fitted kitchen with base and eye level units with dark roll top work surface and black splash backs.

Integral double oven, hob and extractor fan. Dark resin sink with mixer tap.

Large double glazed tilt and turn window, tiled flooring, electrical sockets, Valiant boiler.

Large enough to hold a dining room table and four chairs.

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

Neutrally decorated, carpet flooring, wall mounted radiator, electrical sockets.

**En-Suite Shower** - En-suite shower cubicle, with electric shower. White wash hand basin with wall mirror above.

Vinyl flooring and wall tiles.

**Lounge/Dining Room** - Large double glazed bay window overlooking the front of the property.

Coal effect gas fire, wooden fire surround, television socket, electrical sockets. Carpet flooring, wall mounted radiator and storage cupboard.

### Second Floor

**Master Bedroom** - Good size double bedroom with built in wardrobe, shelving and storage cupboards.

Four Velux windows with views of the front and rear aspect of the property.

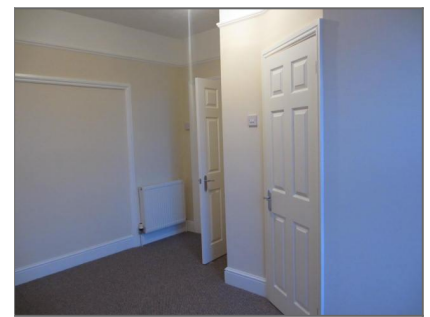
Laminated floor, wall mounted mirror, radiator, television socket and electrical sockets.

**En-Suite Bathroom** - Beautifully decorated en-suite with white suite comprising:

Low level WC, fitted wash hand basin, bath with hand shower.



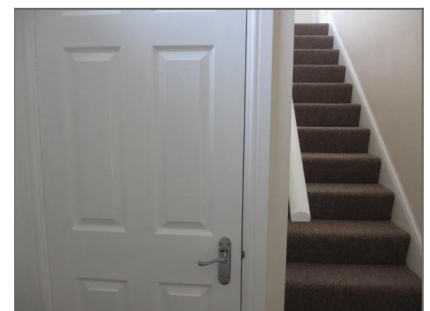
Landing



Bedroom 2



En-suite - Bedroom 2



Utility Cupboard & Stairwell



Wall mounted mirror, laminated flooring, Velux window.

### Administration Fees

Month in Advance £575.00

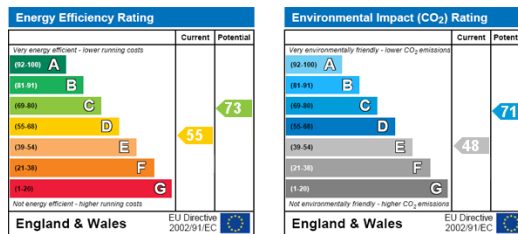
Deposit £675.00

Agent Fees: Check-in, DVD Inventory and Tenancy Documentation - £195.00 (non refundable)

Credit Checking Fee: £50 per person (non Refundable)

Other fees & services can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

### Energy Efficiency and Environmental Impact



### Additional Information

Would suit working professionals.

Council Tax Band: A - Currently £1,110.21 - 2017/18 (data captured from Plymouth City Council Web Site)

No Pets

No Housing Benefit

No LHA

No DSS

Non Smokers Preferred