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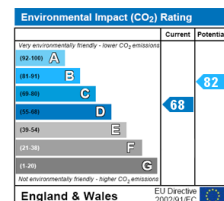
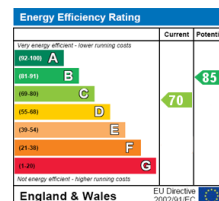
Newcastle Gardens, Whiteleigh, Plymouth PL5 4HA



£675 per month

3 bedroom Semi-Detached

- ✓ Available 10th June 2017
- ✓ 3 Bedrooms
- ✓ Recently Refurbished
- ✓ Double Glazed Throughout
- ✓ Off Road Parking Space
- ✓ Rear Garden
- ✓ Popular Residential Area
- ✓ Close To Shops And Amenities





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St Budeaux
Plymouth, PL5 1RG

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www.viewme.co.uk

Description

Viewme are pleased to offer this spacious 3 bedroom property in the popular residential area of Whiteleigh for rent.

The property briefly comprises:

Ground Floor:

Entrance hallway, lounge, kitchen/dining room, utility area and cloakroom.

First Floor:

Landing, bathroom, bedroom 1 (double), bedroom 2 (double), bedroom 3 (single).

Outside:

Off road car parking space to front and access to rear garden. Tiered rear garden with mature shrubs. Outside storage shed.

Location

The property is situated on Newcastle Gardens in the popular area of Whiteleigh. This is a fantastic residential family area of Plymouth. Local amenities including a small supermarket, takeaways, cafe, pharmacy and post office are within walking distance.

The area has a great choice of education facilities including: St Peter's RC, Woodfield Primary and Whiteleigh Community Primary School. Also Secondary education including Sir John Hunt and the Marine Academy in nearby Kings Tamerton.

Great access to outdoor pursuits and walking trails. Close to Whiteleigh Woods and Tamerton Lake. Within walking distance of the small town of Tamerton Foliot where you will find local public houses.

Just a little further afield is Transit Way where you will find Lidl, Tesco, Argos and Matalan.

Whiteleigh has good access routes to the surrounding areas of Crownhill, Ernesettle and Derriford and also in and out of the City Centre.

Ground Floor

Entrance Hallway - Double glazed door leading into Hallway.

The hallway leads to all ground floor accommodation and with stairwell to first floor accommodation.



Lounge



Kitchen



Kitchen



Rear Garden

Neutrally decorated with carpet flooring and storage.

Lounge - Good size neutrally decorated living room with feature wall wallpaper and feature fireplace.

Large double glazed window looking out over the front of the property. Carpet flooring electrical sockets and wall mounted radiator.

Kitchen/Dining Room - This Large kitchen diner is fitted with base and eye level units with work surface and carpeted floors.

Stainless steel sink with mixer taps and plenty of wall sockets.

Duel fuel Range Cooker with 8 gas rings and 4 electric ovens.

Two large double glazed windows look out over the rear garden.

Kitchen has space for dishwasher, under unit fridge, under unit freezer and plenty of room for the dining table.

Doors lead to entrance hallway, utility area, cloakroom and back door to garden.

Utility Area - This area has space for a washing machine and tumble dryer (stacked).

Plumbing, electrical sockets and vinyl flooring.

Cloakroom - High set Double glazed window to side aspect. White WC and wash hand basin with towel holder.

Neutrally decorated with vinyl flooring.

First Floor

Landing - The landing gives access to all first floor accommodation.

Loft hatch with extending loft ladder.

Neutrally decorated, carpet flooring and electrical sockets.

Bathroom - This bright Bathroom consists of white suite comprising:

Bath with electric shower over and white tiled walls with mirrored cupboard.

Wash hand basin with vanity cupboard below and mirrored cupboard above. WC and towel rail.

Good sized double glazed window with frosted glass, vinyl flooring and wall



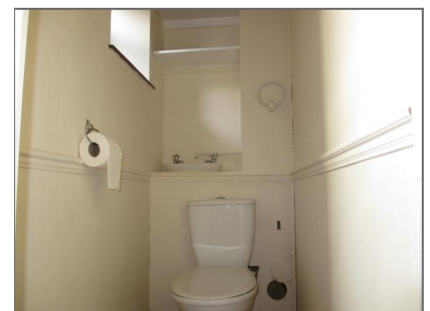
Bathroom



Bedroom 2 (Double)



Bedroom 1 (Double)



Cloakroom



mounted radiator.

Bedroom 1 (Double) - Good sized double bedroom, neutrally decorated with large double glazed window overlooking the rear garden.

Carpet flooring, wall mounted radiator and electrical sockets.

Bedroom 2 (Double) - Second Double Bedroom with large double glazed window overlooking front of the property.

Neutrally decorated with carpet flooring and wall mounted radiator.

Built in storage and electrical sockets.

Bedroom 3 (Single) - Single L shape bedroom with double glazed window overlooking the front of the property with views of the Tamar Estuary, Ernesettle and Whitleigh woods.

It is neutrally decorated with carpet flooring and electrical sockets

This room can house single bed and additional furniture with additional storage on top of boxed area (made by head height room on stairwell).

Exterior

Front of Property - At the front of the property is a parking area for 2 vehicles. Shared steps to main entrance with wooden gate to rear garden and walkway with railings to front door.

Rear Garden - Secluded tiered garden comprising four levels accessed by concrete steps.

Fenced on both sides with tall trees to the back for seclusion.

Access to front of the house via lockable gate.

Lockable storage shed to house garden tools, furniture etc.

Administration Fees

Initial Holding fee £200 (deducted from rent in advance if credit checking is successful)

Credit checking £50 per person (non refundable)

Guarantor credit checking £75 (non refundable)

Company credit checking £75 (non refundable)

Deposit £775.

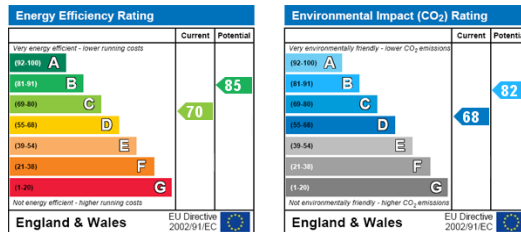
One month in advance rent (less holding fee if credit checking is successful)

Check in, tenancy documentation and DVD inventory £195 (non refundable)

Tenants Guide to our Services and Fees can be found on our web site: www.viewme.co.uk



Energy Efficiency and Environmental Impact



Additional Information

Off road parking for two vehicles.

Council Tax Band A £1,110.21 (2017/2018 Data Captured from Plymouth City Council website.)

Sorry No Housing Benefit/DSS/LHA

Pets considered with pet deposit

Non smokers preferred