

Let

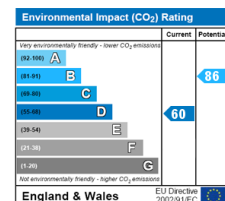
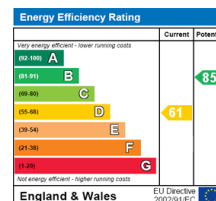
Marsh Close, Marsh Mills, Plymouth PL6 8LN



**£695 per month**

## 2 bedroom End Terraced

- ✓ Available
- ✓ 2 Double Bedrooms
- ✓ Open Plan Living Space
- ✓ Modern Fitted Kitchen
- ✓ Allocated off Street Parking Space
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Rear Garden with Storage Shed



## Description

Viewme are delighted to bring to the rental this un-furnished, two double bedroom end of terrace home in the Marsh Mills area of Plymouth. The property is available from 17th August 2020.

The property briefly comprises:

Ground Floor: Entrance Hallway/Stairwell, Lounge, Kitchen and access to rear Garden.

First Floor: Landing, Bathroom, Master Bedroom and Second Bedroom.

## Location

Marsh Close is situated in the Marsh Mills area of on the outskirts of Plymouth, close to Crabtree and Plympton.

The Property is near to the Devon Expressway, giving excellent access to the the A38 leading to Exeter, Bristol and beyond for those who commute and South to Cornwall for those lovely family mini breaks and days out.

Marsh Close has the Longbridge retail park on its doorstep offering retail outlets such as, Next Home, Wickes, Coffee Shops, Homebase and Laura Ashley to name a few. Also very nearby is a Sainsbury's supermarket.

## Ground Floor

**Entrance Hallway** - uPVC Double Glazed door opens into the Entrance Hallway. The Double Glazed window makes the Hallway lovely and bright.

This Hallway has a radiator and gives access to the ground floor accommodation and First Floor via the staircase.

Electrical sockets, distribution board and carpet flooring.

**Lounge** - 14' 0" x 7' 11" (4.28m x 2.43m) The spacious Lounge area which has been recently refurbished has a Double Glazed Window to the front of the property is neutrally decorated with carpet flooring

The room benefits from a feature fireplace with electric fire, wall and T.V sockets and wall mounted radiator.

**Kitchen** - 11' 10" x 7' 11" (3.63m x 2.43m) The white fitted Kitchen makes excellent use of space. The kitchen has base and eye level units with a dark roll top work surface, stainless steel sink with splash back tiles and a four ring gas



Rear Garden



Bathroom



Bedroom 1 (Double)



Living Room



hob with matching oven housing and extractor over.

There is plenty of space for fridge/freezer and plumbing in place for a washing machine. A small cupboard houses the gas combination boiler.

Double glazed window looks out over the pretty rear garden and uPVC double glazed door gives access.

Vinyl flooring and wall mounted radiator.

### First Floor

**Bedroom 1 (rear) - 11' 11" x 7' 6" (3.65m x 2.31m)** Bright and Airy double Bedroom with two double glazed windows looking out over the rear garden.

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

**Landing** - Stairs lead from ground level to first floor Landing which gives access to all the first floor rooms and attic space.

**Bedroom 2 (front) - 11' 10" x 8' 1" (3.62m x 2.47m)** The Second Double Bedroom is a generous size with two double glazed windows overlooking the front of the property. Neutrally decorated with carpet flooring, electrical sockets and wall mounted radiator.

This room also has a small fitted storage cupboard ideal for bedding and towels.

**Bathroom** - White bathroom suite comprising: Low Level W.C, Wash Hand Basin and Paneled Bath with Shower over.

Neutrally decorated with double glazed window, vinyl and heated towel radiator.

### Administration Fees

Initial holding fee £160.00 (Deducted from rent in advance if credit checking is successful - T&C's apply).

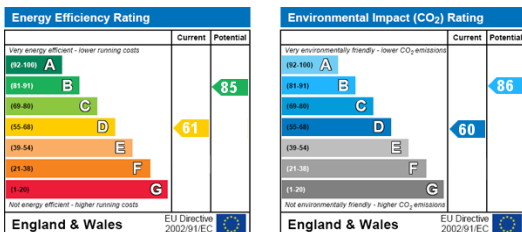
Deposit: £800.00

One month in advance rent: £695.00 (Less holding fee if credit checking is successful - T&C's apply).

Our Tenants Guide to our Services and Fees can be located via our web site: [www.viewme.co.uk](http://www.viewme.co.uk).



### Energy Efficiency and Environmental Impact



### Additional Information

Council Tax Band B £1,465.84 - 2020-2021 (Data Captured from Plymouth City Council Website).

Allocated parking space with a further space for visitors.

Bin Collections take place on Tuesdays, alternative weeks for household waste and recycled waste.

This house would suit working professionals.

Sorry no HB/LHA/DSS

Non smokers preferred.