

Let

Vicarage Gardens, St Budeaux, Plymouth PL5 1LJ

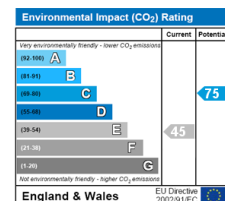
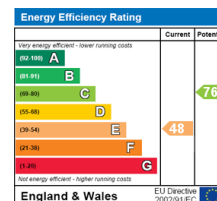
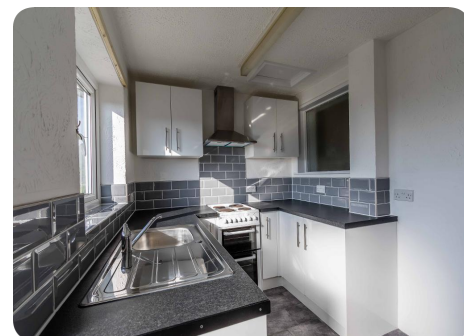


VIEWME

£600 per month

2 bedroom Terraced

- ✓ AVAILABLE 9th JULY 2018
- ✓ Two Double Bedrooms
- ✓ Fitted Kitchen
- ✓ Front and Rear Gardens
- ✓ DG & GCH
- ✓ Quiet Residential Area
- ✓ Close to Shops and Amenities
- ✓ Views of Tamar Estuary





Description

Viewme are delighted to have been asked to bring to the rental market this well proportioned, modern two bedroom family home located in the quiet area of Saltash Passage (St Budeaux), Plymouth. The property is available from 9th July 2018 and viewing is highly recommended to avoid disappointment.

The property briefly comprises:

Ground Floor:

Entrance Porch, Lounge/Dining Room/Kitchen (access to rear garden) Stairwell to 1st Floor

1st Floor:

Master Bedroom (front), 2nd Double Bedroom (rear) and Family Bathroom .

Outside:

Front garden laid with paving slabs. Rear garden with patio area and mature shrubs.

Location

St Budeaux sits between Camels Head and West Park within easy reach of Plymouth City Centre, the Parkway leading towards Cornwall or to the East of the City (Plymstock, Plympton) onward to Ivybridge, Exeter and Beyond.

Saltash Passage is a short walk away with views of the Tamar Bridge, Tamar Estuary and across into Cornwall. There are two public houses both serving food located here.

Situated in St Budeaux Square (shopping quarter) you will find a public library, Co-op & Lidl Supermarkets, a Community Centre, Fast Food takeaway establishments (pizza, fish & chips, pasties, KFC), a bakery, butchers, pharmacy, newsagents, Greeting Card shop to name a few.

A short distance towards higher St Budeaux you will find further shops: Fish & Aquatics, Chinese takeaway, hair and nail studios, small convenience stores, car accessories and a launderette.

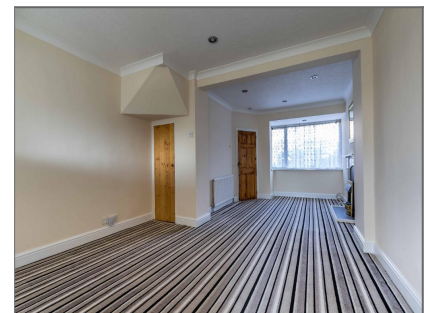
There are four primary schools and one Marine Academy (Secondary school in Kings Tamerton - a short distance away) and two small railway stations (destinations into Plymouth and Cornwall).

Ground Floor

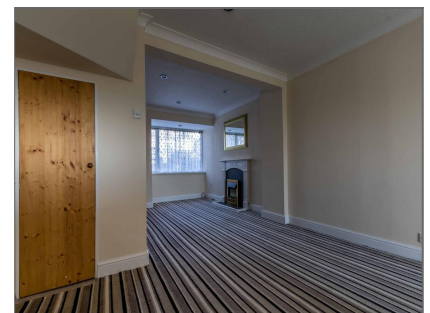
Entrance Porch - From the entrance door you enter the porchway with glazed



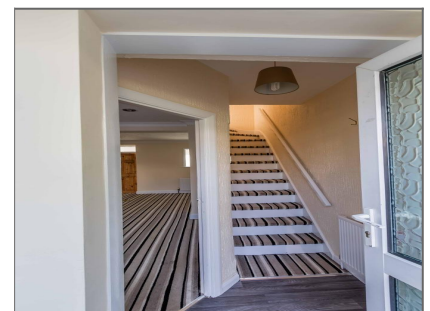
Kitchen



Lounge/Dining Room



Lounge/Dining Room



Entrance Stairwell

door leading into the hallway/stairwell area.

Carpet flooring, wall mounted radiator

Lounge/Dining Room - This is a spacious room large enough for lounge and dining furniture.

Neutrally decorated with modern striped carpet flooring. Good sized window overlooking the front of the property. Feature fireplace with mirror above.

Under stair storage cupboard, recessed lighting, electrical sockets, wall mounted radiator and modesty glazed window to the kitchen.

Kitchen - Lovely modern fitted kitchen with base and eye level white units with dark work surface.

Stainless steel sink with mixer tap, grey splash back tiles, stand alone electric cooker with extractor above.

Double glazed window overlooking the rear garden with PVC half glazed door leading to rear garden.

Textured walls and ceiling, fluorescent lamp, tiled effect vinyl flooring.

First Floor

Master Bedroom - The master bedroom overlooks the front of the property, it is neutrally decorated with double mirrored fitted wardrobes.

Double glazed window to the front, carpet flooring, wall mounted radiator and electrical sockets.

2nd Bedroom - The second bedroom overlooks the rear garden with views towards the Tamar Estuary.

Double glazed window, neutrally decorated, carpet flooring, wall mounted radiator and electrical sockets.

Family Bathroom - Good sized white bathroom with white bathroom suite comprising:

'P' shaped bath with shower screen and shower over. Low level WC, wash hand basin with mirror above.

Corner shelving, double modesty glazed window facing the rear of the property, laminate effect vinyl flooring.

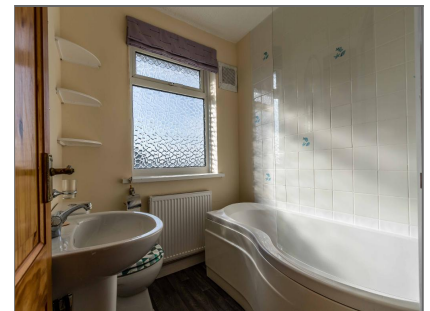
Exterior



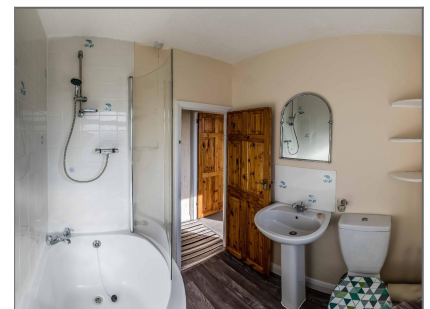
Front Double Bedroom



Rear Bedroom



Family Bathroom



Family Bathroom



Front Garden - The front garden is tiered and predominately slabbed, ideal for potted plants and garden furniture.

Steps lead from the road to the front garden, archway to the rear garden and entrance door to the property.

Rear Garden - The rear garden is accessed via the kitchen door.

Steps lead from the kitchen down into the garden area with views across to the Tamar Estuary.

The garden has a paved area for alfresco dining and an area containing mature shrubs.

Administration Fees

Holding Fee: £200.00 (to be deducted from month in advance rental fee)

£50 per person credit checking (non refundable), Company Credit Checking £75 (non refundable).

£700.00 Deposit

£600.00 Rent in Advance (less holding fee)

£195.00 Check-in, DVD Inventory, Tenancy Documents

£250.00, Company Check-in, Inventory, Tenancy Documents

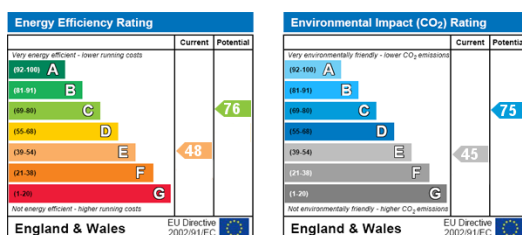
£35.00 Check out and Referencing Fee

£25.00 Lamp outages on departure

£50.00 Tenancy Renewal Fee

Our Tenant's Guide to Services and Fees can be found at <http://bit.ly/1N1jfT3>

Energy Efficiency and Environmental Impact



Additional Information

Council Tax Band: A - £1,161.78 - 2018/19 (data captured from Plymouth City Council web site)

Sorry no DSS, HS or LHA.

No Pets

Would suit working professionals, families or retired.