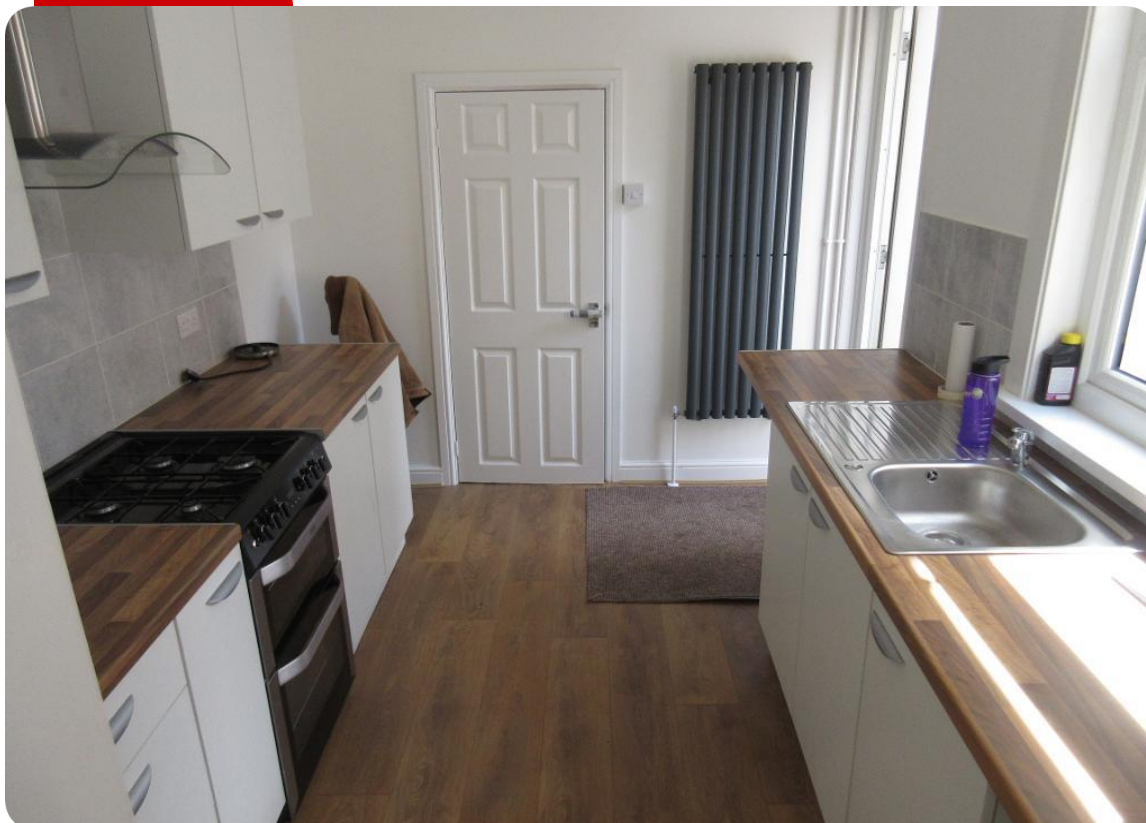


**Let**

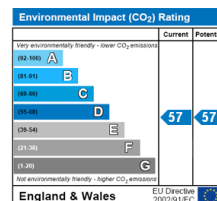
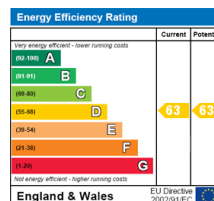
**Seaton Place, Ford, Plymouth PL2 1PS**



**£675 per month**

**2 bedroom Terraced**

- ✓ AVAILABLE IMMEDIATELY
- ✓ Recently Refurbished
- ✓ Two Double Bedrooms
- ✓ Modern Fitted Kitchen
- ✓ New Bathroom Suite
- ✓ Gas Central Heating & DG
- ✓ Close to Shops & Amenities
- ✓ ACCEPTS PETS (small dogs, cats)





## Description

Viewme are delighted to bring this lovely two double bedroomed property to the rental market. The property consists of:

Ground Floor: Entrance Hallway, Open Plan Lounge/Dining Room, Modern Fitted Kitchen, Family Bathroom.

First Floor: 2 Double Bedrooms

Outside: Small Garden to the Front, Rear Courtyard with Upper Level Garden Shed.

## Location

Ford is situated close to Milehouse, Keyham and Stoke. The area is popular with families and nearby schools include:

### PRIMARY:

Walking Distance - Ford Primary, College Road Primary. Short drive - Drake Primary, Keyham Barton Catholic Primary, Montpelier Primary.

### HIGH:

Driving Distance: Devonport High School for Girls, Devonport High School for Boys, Stoke Damerel Community College (school bus stops are within a short walking distance).

Local shops include: Lidl, Co-op, Tesco (Wolseley Road), Co-op (Stoke), Fast Food Takeaways (Indian, Fish & Chips, Pasties to name a few).

Nearby St Levan Road leads to Milehouse, Outland Road, Alma Road, Saltash Road taking you to all areas of into and out from Plymouth City Centre.

Recreational Facilities include: Central Park (large grassed/wooded area ideal for walking, children's play park, Plymouth Argyle Football Club and Life Centre can be found here offering many sports facilities).

## Ground Floor

**Entrance Hallway** - From the Double Glazed door you enter into the hallway of the property with access to the ground floor and stairwell to the first floor accommodation.

Neutrally decorated with vinyl flooring and wall mounted radiator.

Additional storage available beneath the stairs (no doors).



Lounge



Master Bedroom



2nd Bedroom (Double)



Bathroom



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

**Lounge** - Good sized lounge area with feature fireplace and mantle.

Double glazed bay windows to the front of the property. Carpet flooring, wall mounted radiator, neutral decoration, electrical sockets & television socket.

The lounge is open plan with the dining room.

**Dining Room** - The dining room is open plan with the lounge area.

Again good sized room with carpet flooring, double glazed window to the rear of the property.

Neutral decoration with wall mounted radiator.

**Kitchen** - Recently refurbished with modern kitchen fitments.

White base and eye level units with roll top work surface. Fitted oven, hob and extractor fan. Vinyl Flooring, tall wall mounted radiator and boiler.

Double glazed door giving access to the rear courtyard.

**Family Bathroom** - The bathroom has also undergone refurbishment with a white suite comprising:

Bath with shower over, shower screen, low level WC and wash hand basin.

Tiled flooring, neutral decoration and two double modesty glazed windows to the side of the property.

## First Floor

**Master Bedroom** - Good sized room with lovely feature fireplace and bay windows to the front with views of the Blockhouse Park situated just off Stoke Village shopping area.

Neutral decoration, carpet flooring, wall mounted radiator and electrical sockets.

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

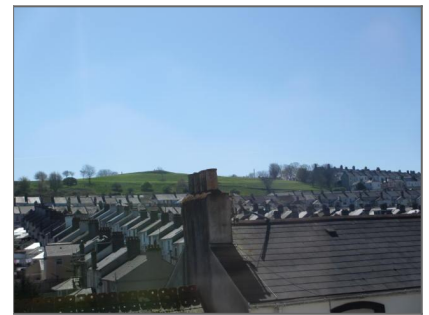
Carpet flooring, neutral decoration, feature fireplace, wall mounted radiator and electrical sockets.

## Exterior

**Front/Rear Garden Areas** - Front steps lead you from the road to the front door. Just in front of the lounge bay windows is a part paved, part area for planting.



Dining Room



View from Master Bedroom



Nearby Central Park Life Centre



Hoe Seafront & Plymouth Sound



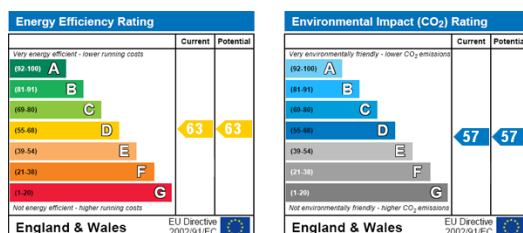
To the rear of the property is a Courtyard with steps leading to an area housing a garden shed.

### Administration Fees

Holding Fee: £200.00 (deducted from rent in advance if credit checking successful)  
Credit Checking: £50 per person, £75 Guarantor, £75 Company Credit Check (non refundable)  
Month in advance: £675 less holding fee (if applicable)  
Deposit: £775 (Paid into the DPS)  
Pet Deposit: £150 dogs, £100 Cats  
Check-in & Tenancy Documentation: £195 (non refundable)

Viewme Tenant Guide to Services & Fees can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

### Energy Efficiency and Environmental Impact



### Additional Information

Recently fully refurbished with new Kitchen and Bathroom.

More photographs to follow of the Dining Room, Kitchen, Lounge and Bathroom.

Council Tax Band: A - £1,110.21 - 2017/18 - Data Captured from Plymouth City Council Web Site.

THIS PROPERTY DOES ACCEPTS PETS (small dogs, cats, caged animals)

No Housing Benefit

Non Smokers Preferred