

Let STC

Winchester Gardens, Whiteleigh, Plymouth PL5 4JJ



£675 per month

1 bedroom Flat

- ✓ NO LONGER TAKING ENQUIRIES
- ✓ Ground Floor One Bedroomed Flat
- ✓ Popular Residential Area
- ✓ Self Contained
- ✓ Fitted Kitchen
- ✓ Double Bedroom
- ✓ Storage Shed
- ✓ Front & Rear Gardens



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

WE ARE NO LONGER TAKING ANY FURTHER ENQUIRIES ON THIS PROPERTY

Viewme are pleased to bring to the rental market this well presented Ground Floor Flat. Available from 21st June 2024.

The property benefits from Gas Central Heating and double glazing.

The property briefly comprises:

Entrance Hallway, Lounge, Kitchen, Double Bedroom and Bathroom.

Location

Winchester Gardens is located between Whiteleigh and Tamerton Foliot. There is a bus service close by to take you towards or away from Plymouth City Centre.

Local amenities can be found in Whiteleigh Square, GP Surgery, Pharmacy, Co-op Supermarket, Takeaway establishments and small independent shops.

Just across Whiteleigh Bridge is Transit Way where you can find Lidl, Matalan, Argos, Tesco Supermarket, B&M Store. Transit Way is approx 15 minute drive or 40 minute walk away. Also nearby is Crownhill Shopping Centre: Co-op supermarket, Farm Foods, Tamar Public House, Indian Restaurant & takeaway, Hair Salon, Newsagents and More.....

Local schools include: St Peters RC Primary, Sir John Hunt Community College, Whiteleigh Community Primary. Buses from Whiteleigh also pick up children who attend other schools in the Plymouth area.

Ground Floor

Lounge/Dining room - 13' 3" x 12' 7" (4.04m x 3.86m) Good sized lounge with double glazed window to the front of the property.

Wall mounted Radiator, feature fireplace with gas fire, laminate flooring and electrical sockets.

Furniture is NOT included.

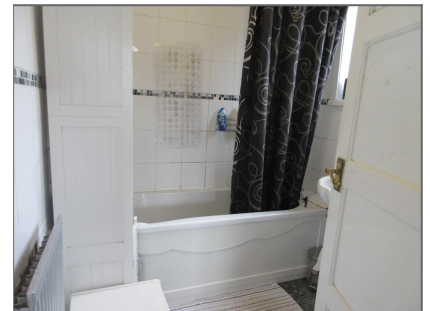
Kitchen - 10' 2" x 8' 0" (3.1m x 2.44m) Fitted kitchen with a variety of base and eye level units and roll top work surface.

Appliances included: Fridge/freezer, washing machine, stand alone electric cooker.

Single glazed window to the rear of the property overlooking the garden.



Bedroom



Bathroom



Rear Garden



The boiler is housed in the kitchen.

Bedroom - 10' 2" x 10' 7" (3.1m x 3.25m) Good sized double bedroom with fitted and stand alone storage.

Single glazed window overlooks the rear garden.

Furniture NOT included.

Bathroom - 6' 10" x 5' 10" (2.1m x 1.8m) The bathroom consists of a white three piece suite comprising:

Low level WC, Wash Hand Basin, Bath with shower over.

Fully tiled, vinyl flooring, stand alone storage and single modesty glazed window to the side aspect of the property.

Exterior

Front and Rear Garden - Steps with handrail lead you down to the property with a front shared garden area laid to lawn.

Before you enter the property there is a decking area, ideal for a seating area.

The rear garden is split into two, the left hand side belongs to the flat above where as the right hand side belongs to this flat.

Low maintenance as laid to lawn with washing line.

Administration Fees

Holding fee: £155.00 (T&C's apply)

Rent in advance: £675.00 (less holding fee T&C's apply)

Deposit: £750.00 to be held in the Deposit Protection Service

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
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92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

FURNITURE NOT PROVIDED

Council Tax Band: 'A' - £1,476.58 - 2024-25 (Data captured from the Plymouth City Council Web Site).



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Waste collection days: Wednesday (alternate waste & recycling)