

**Let**

**Talbot Gardens, Barne Barton, Plymouth PL5 1BU**



**£495 per month**

**2 bedroom Maisonette**

- ✓ AVAILABLE
- ✓ Lower Floor Maisonette
- ✓ Two Bedrooms
- ✓ FULLY FURNISHED
- ✓ Small Balcony
- ✓ Plenty of on/off Road Parking
- ✓ Close to Schools and Shops
- ✓ Local Transport Links Nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G	19	61
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F	35	38
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Description

Viewme are pleased to bring to the rental market this two bedroom maisonette.

The property briefly consists:

Ground Floor: Entrance Hallway, Kitchen, Lounge, Balcony

First Floor: Master Bedroom, Bathroom and 2nd Double Bedroom

The property also benefits from a storage lockable shed to the front.

## Location

Barne Barton & St Budeaux sit 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.

Situated in St Budeaux Square (shopping quarter) you will find a public library (currently undergoing a re-build), Co-op & Lidl Supermarkets, a Community Centre, Fast Food takeaway establishments (pizza, fish & chips, pasties, KFC), a bakery, butchers, pharmacy, newsagents, card shop with more shops can be found along Victoria Road.

Local Schools include:

Riverside Community Primary, St Paul's Catholic Primary, Victoria Road Primary, Mount Tamar Primary and the Marine Academy

## Ground Floor

**Communal Entrance** - Enter the building, past the lockable storage sheds to the communal door and then down seven steps to the front door to the maisonette.

**Entrance Hallway** - Come through the door to the hallway giving access to both upper and lower living space.

Electric Thermostatic wall mounted heater, coat hooks, carpet flooring, wall mounted 'A' rated storage heaters and under stair storage.

**Kitchen** - 12' 2" x 7' 1" (3.73m x 2.16m) Galley style kitchen consisting of base and eye level units and work surface.

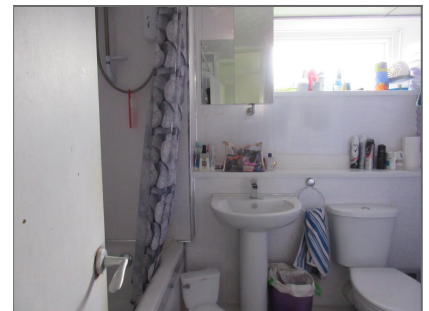
Stand alone cooker, washing machine, under counter fridge, stand alone upright freezer, tumble dryer and microwave.



2nd Bedroom (Twin)



Main Bedroom



Bathroom



Lounge/Dining Room



Also included: cutlery, crockery, saucepans etc

Vinyl flooring with plug in electric heated towel rail.

**Living room - 13' 1" x 13' 1" (4m x 4m)** Good size room with dual aspect double glazed windows to rear and side aspects.

Carpet flooring, electric thermostatic wall mounted radiator.

Furniture includes: Dining table and chairs, sideboard with large screen television, small table and chair set for children dining. Two arm chairs, office desk and printer.

Small balcony leads off the lounge with views across the Royal Naval Dockyard.

### First Floor

**Master Bedroom - 13' 1" x 9' 2" (4m x 2.8m)** Good sized room with double glazed window to the rear of the property with views over the Dockyard and in between buildings you can see the River Tamar.

Carpet flooring, wall mounted 'A' rated electric heater, king sized bed, two double wardrobes, chest of drawers and built in cupboard.

**Bathroom** - Double modesty glazed window to the side aspect.

White suite comprising: panelled bath with electric shower over, low level WC, wash hand basin.

Partially tiled, vinyl flooring and wall mounted heated towel rail.

**2nd Bedroom (Twin) - 10' 2" x 8' 6" (3.1m x 2.6m)** Another good sized room with double glazed window to the side aspect.

Furnished with two single beds, storage shelving (the double fitted wardrobe is not to be used by any tenant and will be locked at all times).

Carpet flooring, wall mounted 'A' rated electric heater.

### Administration Fees

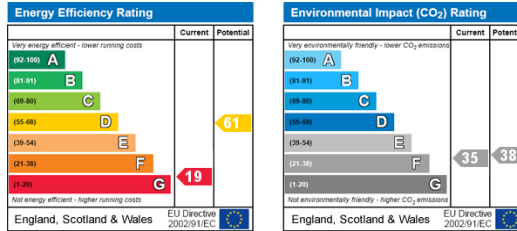
Initial Holding Fee: £114.00 (holds the property for two weeks maximum T&C's apply)

Deposit: £570.00

Rent in Advance: £495.00 less initial holding fee (if credit checking is successful)



## Energy Efficiency and Environmental Impact



## Additional Information

Energy Performance Certification Exemption

Council Tax Band: 'A' - £1,614.00 2019/20 (data captured from Plymouth City Council Web Site)

Universal Credit considered.

Sorry No Pets