



50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

01752 54 77 89
www.viewme.co.uk

Let

45 Evelyn Street, St Budeaux, Plymouth PL5 1QB



£525 per month

2 bedroom Flat

- ✓ Available 1st July 2019
- ✓ Self Contained Two Bedroomed Flat
- ✓ Recently Refurbished
- ✓ Double & Single Bedroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ No Pets Allowed
- ✓ Would Suit Working Professionals



		Current	Potential
Very energy efficient - lower running costs			
(02-08) A			
(08-01) B			
(08-00) C			
(00-00) D			
(20-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
		59	72

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-08) A			
(08-01) B			
(08-00) C			
(00-00) D			
(20-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		58	74

England, Scotland & Wales EU Directive 2002/91/EC

Description

Viewme are delighted to bring to the rental market this 2 Bedroom first floor flat in the popular area of St Budeaux.

The property briefly consists of:

Fitted kitchen (emergency exit to rear courtyard), Family Bathroom, Hallway/Landing, Lounge/Dining Room, Master Bedroom (Double) and Single Bedroom.



Hallway

Location

The popular area of St Budeaux is within easy reach of Plymouth City Centre and the Parkway leading into Cornwall.

The property is close to local amenities including St Budeaux Square where you will find a new public library being built at the present time, Co-op & Lidl, takeaway establishments, pharmacy, newsagents, bakery, butchers and post office. Towards the area of Higher St Budeaux you can find a Chinese takeaway, a convenience shop/launderette, hair salons and other small convenience stores.



Kitchen

The area boasts four local primary schools and the Marine Academy for Secondary Education. Other schools are located off the main bus route which pass through St Budeaux Square.

St Budeaux also has the benefit of two small railway stations which can take you into the City Centre or to Cornwall great for family days out and daytrips to the seaside.



Kitchen

Ground Floor

Communal Entrance - From the road you enter through the communal double glazed door into the communal hallway. There are two doors in the hallway, one leading to the ground floor maisonette the other to the first floor flat.

Neutrally decorated with carpet flooring.



Hallway

First Floor

Hallway/Landing - Entering the lower entrance wooden door to the stairway to the first floor.

Neutrally decorated with carpet flooring and wall mounted radiator.

The stairs lead to both the first and second floor accommodation.

The high level window allows plenty of light into the hallway.

The landing has a fitted storage cupboard which is shelved.

Kitchen - The kitchen has recently been refurbished, it consists of base and eye level units with roll top work surface, tiled splash back tiles and stainless steel sink. A double glazed window overlooks the rear of the property.

The kitchen houses a standalone gas cooker and the boiler.

Vinyl flooring, wall mounted radiator and a Half glazed Upvc door to the emergency stairwell to the rear courtyard. The courtyard belongs to the ground floor property and the stairwell can only be utilised in an emergency as an emergency exit.

Bathroom - The bathroom is a good size and consists of a white suite comprising:

Low level WC, wash hand basin and bath with shower over.

Vinyl flooring, wall mounted radiator and double modesty glazed window to the side aspect of the property.

Second Floor

Lounge/Dining Room - Good sized room which has been neutrally decorated (grey), the double glazed window overlooks the rear of the property.

Carpet flooring, wall mounted radiator and feature electric fire mounted on the chimney breast wall.

Bedroom One - Good sized double bedroom with double glazed window overlooking the front of the property.

Neutrally decorated with a rear feature wallpapered wall, wall mounted radiator and carpet flooring.

Bedroom Two - Bedroom 2 is a single bedroom, ideal for a child, for use as an office or walk in wardrobe.

The double glazed window overlooks the front of the property.

It is neutrally decorated with carpet flooring and a wall mounted radiator.

Administration Fees

Initial Holding Fee £121.00



Bedroom One



Lounge/Dining Room



Bedroom One

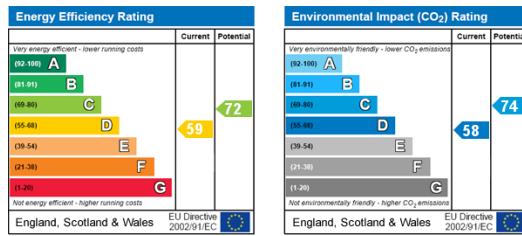


Bathroom

Deposit £605.00

One month in advance rent £525.00 (Less holding fee if credit checking is successful)

Energy Efficiency and Environmental Impact



Additional Information

Council Tax Band: A £1,161.78 2019/20 - (Data Captured from Plymouth City Council Website)

This property would suit working professionals.

Non smokers preferred

No Pets

No Housing Benefit or Universal Credit