

Let STC

Heather Mews, Ivybridge PL21 9FF



£725 per month

2 bedroom Flat

- ✓ Ground Floor Self Contained Flat
- ✓ Modern Fitted Kitchen
- ✓ One Double Bedroom
- ✓ Single Bedroom/Office/Dressing Room
- ✓ Private Enclosed Rear Courtyard
- ✓ Gas Central Heating
- ✓ One Allocated Parking Space
- ✓ Sorry No Pets



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>001-1000 A</p> <p>101-1010 B</p> <p>102-1015 C</p> <p>103-1045 D</p> <p>105-1040 E</p> <p>106-1030 F</p> <p>107-1020 G</p> <p>Not energy efficient - higher running costs</p> | | | |
| | | 85 | 86 |
| <p>EU Directive 2002/91/EC</p> | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>001-1000 A</p> <p>101-1010 B</p> <p>102-1015 C</p> <p>103-1045 D</p> <p>105-1040 E</p> <p>106-1030 F</p> <p>107-1020 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| | | 85 | 85 |
| <p>EU Directive 2002/91/EC</p> | | | |

Description

Viewme are delighted to bring to the rental market this modern two bedroom flat which is located in the popular area of Ivybridge. Available from 15th July 2022

The accommodation briefly comprises:

Communal Entrance, Open Plan Lounge/Dining area with Kitchen. One Double Bedroom with fitted wardrobe, and patio doors to the private courtyard, Single Bedroom/Office/Walk-in Wardrobe, good sized Shower room.

Location

Commonly known as the gateway to South Dartmoor, Ivybridge has a great deal to offer visitors! Superb shopping, close proximity to the A38 meaning easy access to Plymouth and Exeter.

Set on the River Erme. Great place as a base for exploring Dartmoor whilst mixing in some shopping and culture!

Located nearby is a Leisure Centre with indoor swimming pool, gym, squash courts and fitness classes.

The shopping centre which can be accessed via a short walk consists of supermarkets, take-away establishments, cafe's, public houses, independent smaller shops to name a few.

Also nearby is the 'Watermark' with a library, cafe, meeting rooms, a cinema and music venue hall.

Ground Floor

Communal Entrance - From the private road you enter through the communal front door to the communal hallway and into the door of the property.

You then enter straight into the open plan living accommodation.

Open plan Lounge/Dining Room and Kitchen - From the front door you enter the open plan lounge, dining room and kitchen.

Modern fitted kitchen with a mixture of base and eye level units with roll top work surface. Integral gas hob, electric oven and extractor fan. Laminate flooring and mixture of under counter and recessed lighting. Space for an upright stand-alone fridge freezer, washing machine and small under counter dishwasher.

The dining room/lounge is neutrally decorated with good sized bay window,



Open Plan Lounge Area



Open Plan Dining Area



2nd Bedroom (Single)



Main Bedroom (Double)

carpet flooring, wall mounted radiator. Also located in this area are two good sized storage cupboards.

Bedroom One - Good sized neutrally decorated room with patio door to the private courtyard.

Fitted mirrored wardrobes, carpet flooring and wall mounted radiator.

Shower Room - Modern white suite comprising:

Low level WC, wash hand basin with mirror, shelf, light and shaver point above and good sized shower cubicle.

Laminate flooring, wall mounted heated towel rail and a boiler cupboard.

Bedroom Two - Bedroom 2 is a small single bedroom which could also be used as an office or walk in wardrobe.

It is neutrally decorated with double glazed window overlooking the rear courtyard.

Wall mounted radiator, carpet flooring and shelving.

Courtyard - The private enclosed courtyard is accessed via the bedroom.

Laid to patio slabs and gravel for low maintenance.

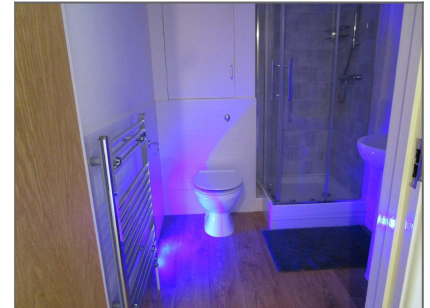
Ideal for alfresco dining or just enjoying the sunshine.

Administration Fees

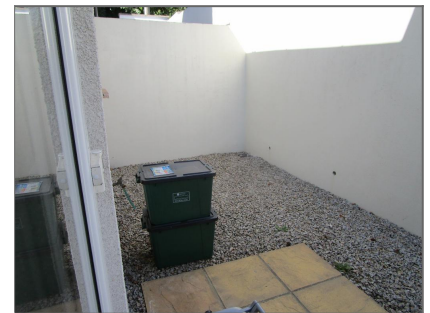
Holding Fee £160.00 - holds the property whilst undergoing Credit Checking and deducted from the month in advance payment (terms and conditions apply).

Monthly rental £725.00

Deposit £800.00



Shower Room



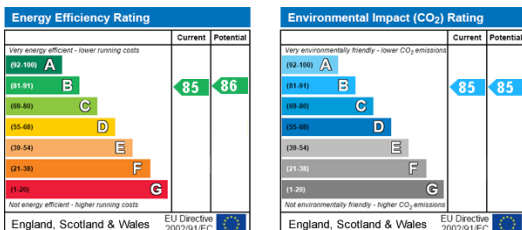
Rear Courtyard



Storage Cupboards



Energy Efficiency and Environmental Impact



Additional Information

Virtual Tour: <https://youtu.be/x2RPweVu4hE>

Council Tax Band: 'A' - £1,473.42 - 2022/23 (Data Captured from the South Hams Web Site)

Sorry no pets

Would ideally suit working professionals.

Refuge collection days: Thursday