VIEWME *Homes*

50 Victoria Road
St Budeaux
Plymouth, PL5 1RG
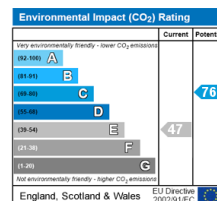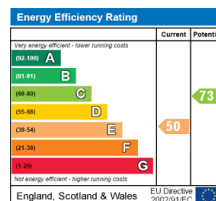
01752 54 77 89
www.viewme.co.uk

Let

Ebrington Street, Plymouth PL4 9AQ

£650 **per month**

2 bedroom Flat

- ✓ AVAILABLE 20th September 2021
- ✓ 2 Double Bedrooms
- ✓ FURNISHED
- ✓ Self Contained
- ✓ Double Glazing & Gas Central Heating
- ✓ 5 Minutes Walk to City Centre
- ✓ Shops and Amenities on Door Step
- ✓ Transport Links Nearby

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		
(69-80) **C**		73
(55-68) **D**		
(39-54) **E**	50	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92-100) **A**		
(81-91) **B**		
(69-80) **C**		76
(55-68) **D**		
(39-54) **E**	47	
(21-38) **F**		
(1-20) **G**		
Not environmentally friendly - higher CO₂ emissions		

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

Description

This lovely two bedroom furnished flat sits three floors up above commercial premises on Ebrington Street/North Street - available from 20th September 2021.

The property briefly comprises:

Entrance Hallway, Kitchen Area, Shower Room, 2nd Bedroom (double), Lounge/Dining Room & Master Bedroom (double).

Location

Ebrington Street lies between the City Centre and St Judes. The Street has many shops and amenities including:

Tesco Metro, Sainsbury's Metro, Butchers, Bakery, Beauty/Hair Salons, Cafe's, Public House, several Fast Food Takeways and some independent retail outlets.

Within 5 minutes you arrive at the Drake Circus Shopping Mall, (the new Cinema Complex on Bretonside), The University College of Arts and within a further 5 minutes the University of Plymouth Campus.

Third Floor

Entrance Hallway - The entrance hallway gives access to all areas of accommodation within the property.

Neutrally decorated with wooden flooring. Double glazed window to the rear aspect of the property and wall mounted radiator.

Shower Room - Good sized shower room, with white suite comprising:

Low level WC, wash hand basin and separate shower cubicle.

Neutrally decorated with wall mounted radiator, two double modesty glazed windows to side and rear aspect of the building and wooden flooring. The boiler is located in this room.

Kitchen - From the entrance hallway is the kitchen.

There is a selection of base and eye level units with roll top work surface. Circular sink with draining board, gas hob, double glazed window to the side aspect of the property.
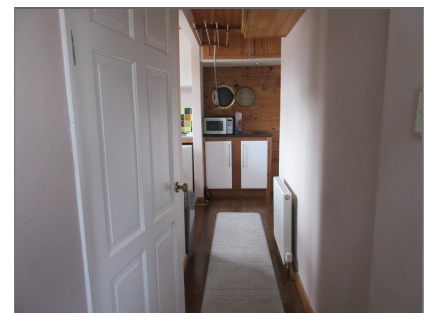
Neutral decoration, multi coloured splash back tiles, wooden flooring and recessed lighting.
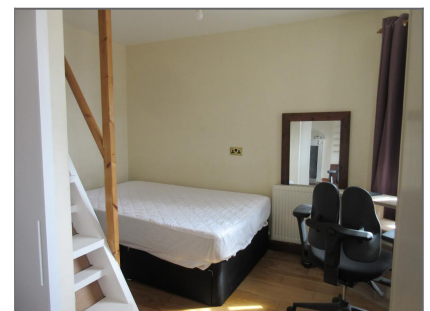

Shower Room

Bedroom 1 (Double)

Entrance Hallway

Bedroom 1 (Double)

Items included: washing machine, microwave, fridge, halogen table top cooker (all gifted to tenants for the duration of their tenancy)

2nd Bedroom Rear (Double) - Good sized double bedroom with high level double glazed window to the rear of the property.

Carpet flooring, built in storage and wall mounted radiator.

A double bed is included in this room.

Lounge/Dining Room - Good sized lounge/dining room.

Double glazed window looks out to the front of the property.

Wooden flooring, built in shelving, wooden flooring and wall mounted radiator.

Furniture included in this room:
2 x double sofas, dining table and four chairs, occasional small table.

Master Bedroom Front (Double) - Another good sized double bedroom with double glazed unit overlooking the front of the property (with a view of Sutton Harbour).

Wooden flooring, wall mounted radiator and sliding doors.

There is an EMERGENCY exit in this room ONLY TO BE USED IN AN ABSOLUTE EMERGENCY.

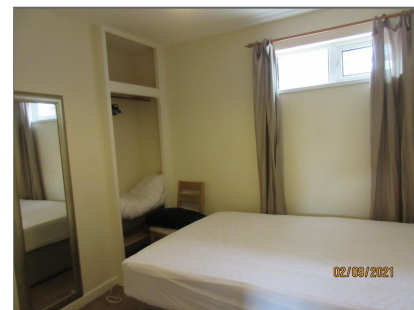Furniture included in this room:
Double Bed, storage unit and double wardrobe.

2nd Bedroom (Double)
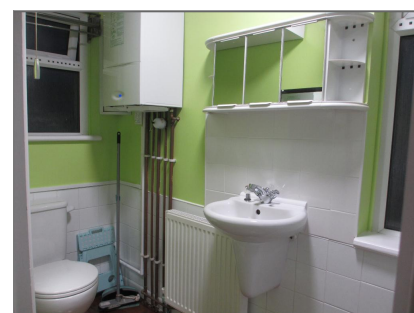

Shower Room

Administration Fees

A holding fee of: £150.00 (holds the property whilst undergoing credit checking - T&C's apply)

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

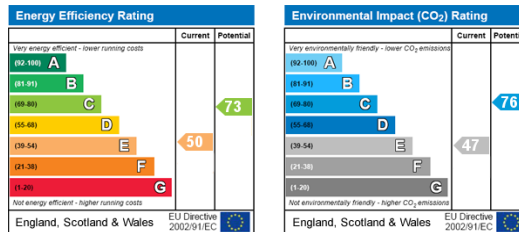Month in advance: £650.00 less holding fee (subject to t&c's))

Energy Efficiency and Environmental Impact

Additional Information

The property is currently undergoing some refurbishment - re-decoration and new carpets are being fitted.

Council Tax Band: 'A' - £1,319.94 - 2021/22 - Data Captured from the Plymouth City Council web site.

The property does not have a lift -you have to climb a stairwell to gain access to first, second and third floors.

Sorry pets are not allowed due to lease restrictions.

Bin Collection Days: General Waste - every other Tuesday
Recycling - every other Monday