

Let

Taunton Avenue, Whiteleigh, Plymouth PL5 4HR



£650 per month

2 bedroom Flat

- ✓ AVAILABLE 15th JULY 2022
- ✓ Two Bedroom UNFURNISHED Property
- ✓ Popular Residential Area
- ✓ DG & GCH Throughout
- ✓ Gardens front and rear
- ✓ Currently undergoing Refurbishment
- ✓ Bedrooms Both Doubles
- ✓ Several Local Schools in Locality



| 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

Viewme are pleased to bring back to the rental market this two bedroom ground floor flat in a popular residential area.

The property briefly comprises:

Entrance Hallway, Kitchen, Cloakroom, Bathroom, Bedroom 2, Lounge/Dining Room, Bedroom 2.

Exterior: Front garden laid to lawn, rear garden also laid to lawn with gate access to field behind the property.

Location

Taunton Avenue is located in the heart of Whiteleigh close to Tamerton Foliot, Crownhill & Southway. There is a bus service close by to take you towards or away from Plymouth City Centre.

Local amenities can be found in Whiteleigh Green, 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.....

Ground Floor

Entrance Hallway - From the front door you enter into the entrance hallway giving access to all areas of accommodation.

Neutrally decorated, recessed lighting with vinyl flooring and wall mounted radiator.

Kitchen - Good sized kitchen with a mix of base and eye level units will work surface.

Double glazed window overlooking rear of the property.

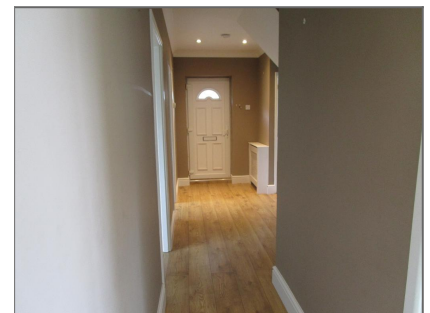
Stainless steel sink with mixer tap. Boiler located on the wall.

Cloakroom - Neutrally decorated - with white low level WC and vanity wash hand basin.

Modesty double glazed window to the side aspect of the property.



Lounge/Dining Room



Entrance Hallway



Bedroom 1 (Double)



Bedroom 2 (Double)



Bathroom - Fully tiled bathroom with white suite comprising:

Bath with shower over, vanity wash hand basin.

Tiled floor and wall mounted heated towel rail.

Bedroom 2 (Double) - 2nd Bedroom is located to the rear of the property.

Neutrally decorated with carpet flooring and wall mounted radiator.

Built in sliding wardrobe and built in cupboard.

Lounge/Dining Room - Good sized lounge/dining room which is neutrally decorated with carpet flooring.

Two double glazed windows overlook the front aspect of the property.

Feature fireplace with gas fire on the chimney breast wall.

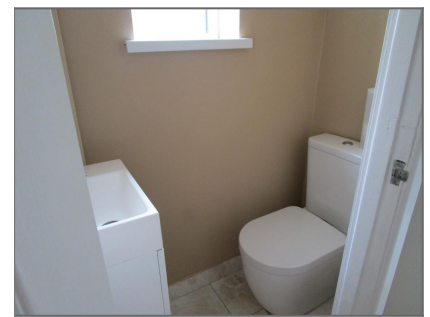
Bedroom 1 (Double) - Bedroom 2 is also a good sized double bedroom.

Double glazed window overlooks the rear garden.

Carpet flooring , neutrally decorated & wall mounted radiator.



Bathroom



Cloakroom

Exterior

Front Garden, Shed & Rear Garden - Small grassed front garden, good sized lockable shed and nice sized rear garden, laid mostly to grass with patio area and washing line.

Rear gate gives access to field at the back of the property.

Administration Fees

Initial Holding Fee (holds the property whilst undergoing Credit Checking process) - £150.00 - deducted against month in advance (T&C's apply)

Deposit: £750.00

One Month in Advance Rent: £650.00 (less initial Holding Fee if applicable - T&C's apply)



Energy Efficiency and Environmental Impact

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|--------------------------|---------------|---------|-----------|
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Additional Information

Council Tax Band: - 'A' - £1,442.43 - 2022-23 (data collected from Plymouth City Council Web Site)

Waste and Recycling Days: Alternate Wednesdays