

Let

Shapleys Gardens, Staddiscombe, Plymouth PL9 9TY



£890 per month

2 bedroom Terraced

- ✓ NO LONGER TAKING ENQUIRIES
- ✓ Modern Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Rear Garden Leading to Woodland
- ✓ Pets Considered
- ✓ Open Plan Lounge/Dining Room
- ✓ Allocated Off Road Parking Space
- ✓ Popular Residential Area



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Due to unprecedented demand we are no longer taking enquiries for this property.

Viewme are pleased to bring to the rental market this two bedroom terraced house in the popular area of Staddiscombe in Plymouth.

The property briefly comprises:

Ground Floor:

Entrance Porch, Open Plan Lounge/Dining Room, Kitchen

First Floor:

Master Bedroom, Family Bathroom, 2nd Double Bedroom

Exterior:

Small Front Garden

Rear Courtyard Garden leading onto Woodland

Virtual tour: <https://youtu.be/wlztoddUdg4>

Location

Staddiscombe is a modern area within the popular Plymstock suburb.

The property boasts good local amenities with Coop garage just a short walk and main Broadway shopping centre a short drive.

The area is popular for homeowners who enjoy the Summer due to its ease of access to local beaches such as Wembury and Bovisand.

It is also handy for those who love the picturesque landscape of the South Hams.

Ground Floor

Entrance Porch - From the front garden you enter the property through the UPVC double glazed door into the entrance porch.

Neutrally decorated, laminate flooring, Coat hooks.

Lounge/Dining Room - 11' 9" x 15' 4" (3.6m x 4.7m) From the porch you enter into the open plan lounge/dining room.

Again neutrally decorated with a feature fireplace and mantel.



Lounge



Kitchen



Double Bedroom (Front)



2nd Bedroom (Double)

Laminate flooring, wall mounted radiator. Stairs leading to the first floor accommodation.

Kitchen - 11' 9" x 7' 6" (3.6m x 2.3m) The kitchen has recently been totally refurbished with a new modern fitted kitchen.

Base and eye level units with roll top worktops. Integrated oven, hob, extractor fan and stainless steel sink with mixer tap. Space for a washing machine, tumble dryer fridge and freezer.

Double glazed window and door leading out into the rear garden area.

Laminate flooring and wall mounted boiler.

First Floor

Master Bedroom - 11' 9" x 8' 4" (3.6m x 2.55m) The master bedroom is located to the front of the property.

Good sized double bedroom which has been neutrally decorated with dark blue carpeting.

Double glazed window to the front of the property.

Wall mounted radiator and mirror.

Bathroom - Good sized family bathroom consisting white suite: Low level WC, wash hand basin and bath with shower over.

Vinyl flooring, wall mounted radiator and mirrors.

Bedroom Two - 11' 9" x 7' 6" (3.6m x 2.3m) The second bedroom, also a double is again neutrally decorated with dark blue carpet flooring.

Double glazed window overlooking the rear of the property. Fitted cupboard, wall mounted radiator and mirror.

Exterior

Front and Rear Garden - Small front garden with mature shrubs and paved steps and path to the front door.

The rear garden has been laid with slabs, ideal space for alfresco dining. The back gate leads to woodland.

Behind the back garden a short distance away is Coombe Dean School.

Administration Fees

Initial Holding Fee: £200.00 (holds the property whilst undergoing Credit Checking - deducted from month in advance T&C's apply)



Bathroom



Rear Courtyard Garden



Deposit: £1,000.00

Rent in Advance: £890.00 (less Initial Holding Fee subject to T&C's)

Additional Fees apply: Change of locks, replacement Keys, Change of Tenancy, Request for additional visit by Tenant (eg: locked out), Early termination of Tenancy by Tenant

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
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81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
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1-20	G		

Additional Information

Council Tax Band - B - £1,722.68 - 2024/25 (data captured from Plymouth City Council Web Site)

Waste & Recycling days: Alternate Monday's