

Let

Fleet Street, Keyham, Plymouth PL2 2BX



**£725 per month**

## 2 bedroom Terraced

- ✓ Available
- ✓ Newly Fully Refurbished
- ✓ New Modern Kitchen
- ✓ New Modern Bathroom
- ✓ New Boiler
- ✓ Newly Fitted Carpets
- ✓ Utility Room
- ✓ Rear Courtyard with Decking



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## Description

Viewme are delighted to present for rent this stunning fully refurbished Victorian mid terrace home. Located in the popular residential district of Keyham.

The property briefly comprises:

Ground Floor:

Small vestibule, newly fitted modern kitchen/diner, lounge, utility room, newly fitted modern bathroom

First Floor:

Bedroom 1 (front) - Double, Bedroom 2 (rear) - Double

Other benefits include new PVCu dg, new electrics and GCH and to the rear a courtyard garden with decking area.

Situated close to excellent local shops, amenities and transport links viewing is highly recommended.

## Location

Keyham is a popular area for families, singletons and couples old and young alike, with primary schools and City Plymouth College within walking distance. The local playing fields, Ford recreation ground houses a park and pitches.

Devonport Dockyard is within walking distance as are shops and amenities.

Keyham is on a primary transport route with buses to almost anywhere in Plymouth. Keyham train station has trains going into Plymouth city centre and beyond. Devonport Dockyard is also nearby. The Parkway is approximately 10 minutes drive away giving access to all areas of the City, Cornwall and the rest of Devon.

The Life Centre and the greenery of Central Park is but a 15 minute drive away.

The City Centre is within a 20 minute bus journey.

## Ground Floor

**Vestibule** - From the front door you enter into a small vestibule area. Recently neutrally decorated with laminated flooring.

**Lounge** - Good sized lounge area with bay window overlooking the front of the property.

Neutrally decorated with laminate flooring and wall mounted radiator.



Lounge



Bathroom



Bedroom 1 - Double (Front)



Feature Fireplace

**Kitchen/Diner** - Newly fitted modern kitchen comprising base and eye level units with roll top work surface. Stainless steel sink with mixer tap, integrated appliances include: dishwasher, oven, hob and extractor fan.

Laminate flooring, double glazed window overlooking the courtyard and stairwell to first floor accommodation.

**Utility Room** - Handy utility room with space for under counter washing machine and tumble dryer. The new boiler is situated in this area.

Double glazed window and door leading to the rear courtyard.

Laminate flooring and wall mounted radiator.

**Family Bathroom** - Newly fitted modern bathroom with white suite comprising:

Low level WC, wash hand basin with vanity unit and mirrored cabinet above, bath with shower over.

Tiled walls around bath/shower, laminated flooring and two double modesty glazed windows to side aspect of the property.

## First Floor

**Bedroom 1 - Double (Front)** - Good sized double bedroom, which has recently been decorated in neutral colour scheme.

Bay window and single double glazed window to the front of the property, newly fitted carpeting, wall mounted radiator and feature fireplace with recesses either side of chimney breast.

**Bedroom 2 - Double (Rear)** - A second good sized double bedroom, also neutrally decorated with newly fitted carpet flooring.

Double glazed window to the rear of the property, wall mounted radiator and feature fireplace with recessed area either side of chimney breast.

## Exterior

**Rear Courtyard** - The rear courtyard is laid with small pebbles and stepping stones towards rear service lane gate and to the rear a newly installed decking area for alfresco dining.

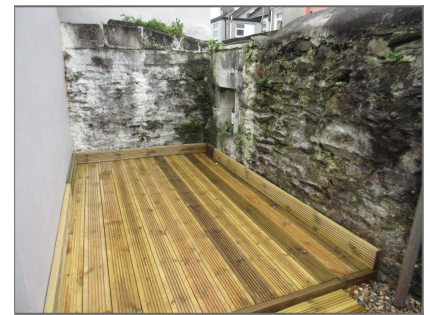
## Administration Fees

Holding fee: £160.00 (holds the property for 15 days whilst undergoing credit checking - t&c's apply)

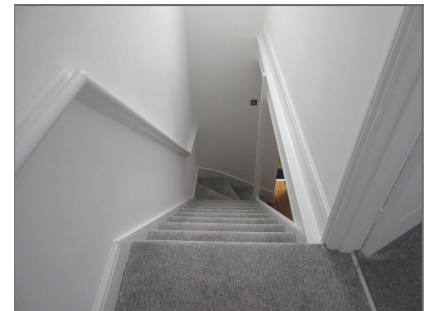
Deposit: £800.00 (deposited with the Deposit Protection Service)



Bedroom 2 - Double (Rear)



Courtyard Decking Area



Stairwell



Rent in Advance: £725.00 less holding fee (£160 - subject to T&C's)

### Energy Efficiency and Environmental Impact

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### Additional Information

Council Tax Band: 'A' - £1,256.44 - 2020/2021 (Data captured from PCC web site)

Sorry no pets