

**Let**

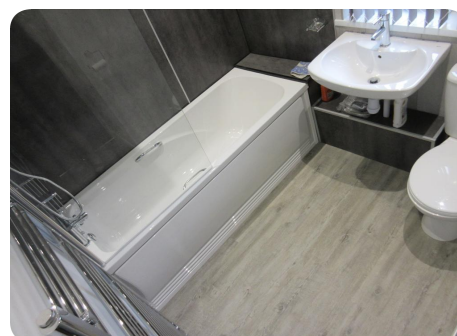
**Wright Close, Devonport, Plymouth PL1 4SS**



**£725 per month**

## 2 bedroom End Terraced

- ✓ AVAILABLE IMMEDIATELY
- ✓ End Terraced
- ✓ Completely Refurbished
- ✓ Newly Installed Central Heating System
- ✓ Double Glazed throughout
- ✓ Conservatory/Dining Room
- ✓ Modern Newly fitted Bathroom
- ✓ Local Amenities on the Doorstep



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88  B
69-80	C	71  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

### Description

Viewme are pleased to bring to the rental market this two bedroomed, fully refurbished family home to rent.

The property briefly comprises:

Ground Floor:

Entrance Hall, Modern Fitted Kitchen, Lounge, Conservatory/Dining Area

First Floor:

Storage cupboard, Family Bathroom, Master Bedroom and Single Bedroom

### Location

Wright Close can be found at the edge of Devonport in a walled community, opposite Marlborough Street.

The development has a mixture of flats and terraced houses built in the 1980's. Off road allocated parking is available and visitor parking can be found by way of the Marlborough Street car park (currently free - no charges).

Marlborough Street has a mix of amenities which include: Iceland Supermarket, COOP Supermarket, Wow Discount Store, Cuddy & Co Fish & Chip Shop, Hair Salon, Chinese and Indian Takeaways, Bakery, Post Office, Pharmacy and more.....

Local Schools include: Marlborough Primary, St Joseph's RC Primary, Mount Wise Primary, Devonport High School for Boys, University Technical College, Stoke Damerel Community College to name a few. Further schools are a longer distance away. Local bus routes take students to many other schools in the area.

The City Centre is approximately 15 minutes by public transport or a 10 minute drive.

### Ground Floor

**Entrance Hallway** - From the newly fitted front door you enter the property by way of a small entrance hall.

Tastefully decorated, with laminate flooring. Coat hooks, alarm system and electrical socket.

**Kitchen** - Beautifully fitted modern kitchen comprising a range of base and eye level units, dark roll top work surface.



Lounge



Conservatory



Master Bedroom



View from Master Bedroom Window



Splash back tiles, integrally fitted electric oven, gas hob and extractor fan over.

Stainless steel sink with mixer tap below a double glazed window with vertical blinds, looking to the front of the property.

Space for full sized fridge/freezer, washing machine, tumble dryer or under counter fridge or freezer.

Tiled Flooring

**Lounge** - The lounge is a good size, with patio doors leading into the conservatory/dining area.

Laminate wooden flooring, feature fireplace and staircase to the first floor accommodation.

Tastefully decorated, with vertical blinds, wall mounted radiator and electrical sockets.

**Conservatory** - Excellent space for a dining room overlooking the rear garden.

Fully glazed with laminate flooring, wall mounted radiator and electrical socket.

A door and stairwell sees you into the rear garden which then leads to the side and front of the property.

## First Floor

**Landing Area** - From the lounge, up the stairs is the small landing giving access to all first floor accommodation.

Double glazed window with vertical blinds to the front of the property. Newly fitted carpet flooring, wall mounted radiator and electrical sockets.

Good size storage cupboard which houses the new boiler.

The loft hatch is located here for access to the loft area.

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

White bath with shower over (overhead and front facing shower heads), low level WC and wash hand basin.

Wall mounted heated towel rail, laminate flooring, modesty glazed window to the front aspect with vertical blinds.

**Master Bedroom** - Good sized double bedroom, with double glazed window with vertical blinds overlooking the rear garden.



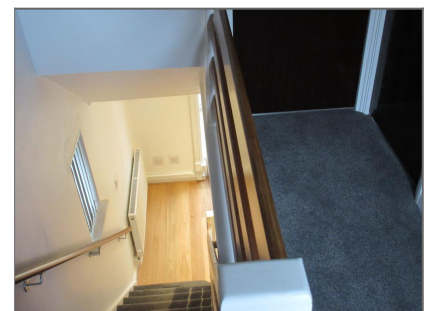
2nd Bedroom (Single)



View from 2nd Bedroom



Rear Garden



Stairwell & Landing



Neutrally decorated with carpet flooring, wall mounted radiator and electrical sockets.

**Bedroom 2 (Single)** - The second bedroom is a good sized single bedroom with double glazed window (with vertical blinds) overlooking the rear garden.

Neutrally decorated, carpet flooring, wall mounted radiator and electrical sockets.

### Exterior

**Front & Rear Gardens** - To the front of the property is a secure low level wall/fenced area laid mainly to two tone slabs with a couple of slightly raised beds with mature plants and areas of plumb chippings.

A gate to the side of the property leads to another patio area which is ideal for alfresco dining and Barbequing. The fencing is high with allows privacy to both the side and rear garden areas.

The rear garden is again laid to slabs which makes low maintenance but it does have raised beds with mature shrubs. There is a raised bed which is currently empty awaiting a green fingered touch (herbs, flowers etc).

There are also some empty planters available ready for planting.

Note: you can lay astro turf on top of the slabs giving the look of grass but again with minimum maintenance.

### Administration Fees

Initial Holding Fee: £165.00 (holds the property whilst undergoing credit checking - T&C's apply)

Deposit: £830.00 - Held in the Deposit Protection Scheme

One Month Advanced Rent: £725.00 (less Initial holding fee if applicable - T&C's apply)

### Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
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### Additional Information

Council Tax Band: - 'B' - £1,539.93 - 2021/22 (Data Captured from the Plymouth City Council Web site).

Waste & Recycling Collection Days: Thursday's - alternate weeks for waste & recycling



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Currently awaiting the Energy Performance Certificate for the property.