

Let

Beaumont Road, St Judes, Plymouth PL4 9BJ



**£600 per month**

### 1 bedroom House Share

- ✓ AVAILABLE FROM 16th OCTOBER 2023
- ✓ All bills included
- ✓ UNFURNISHED
- ✓ DG & GCH
- ✓ En-Suite Shower Room
- ✓ Bay Window
- ✓ Access to Communal Laundry
- ✓ Access to Rear Courtyard



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81   B
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Description

Viewme are please to bring to the rental market this double bedroom/living space house share situated in Beaumont Road, Plymouth.

The property briefly comprises:

Ground Floor:

Communal Entrance, Communal Stairwell, Communal Laundry and Communal Kitchen

First Floor:

Studio Entrance Door, Hallway, Shower Room, Living Space

Exterior:

Rear Courtyard Garden

## Location

Beaumont Road is situated just outside of the City Centre, within walking distance of the shops and amenities located in Ebrington Street.

There is a local bus service opposite the property and another on the main road (Tothill Ave).

Local amenities within walking distance are:

Tesco Express, Sainsbury's Local, takeaway establishments, hair salon, public houses, GP Surgery, Dental Practice, Pharmacy. A longer walk away is Friary Retail Park which consists of: Dumelm, Smyths Toy Store, PoundLand, Pound Stretcher and Costa Coffee.

The City Centre and University of Plymouth are also within walking distance.

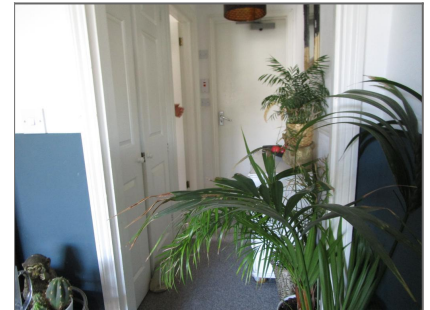
## Ground Floor

**Communal Entrance Hallway** - From the entrance door you enter into the communal Hallway and Stairwell.

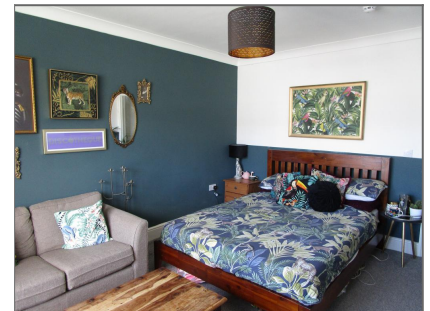
From here you can access the Communal Kitchen, Laundry Room and stairwell to all other rooms.

**Communal Laundry Room** - The Laundry area is used by all six occupants of the building.

The Laundry consists of a washing machine and tumble dryer.



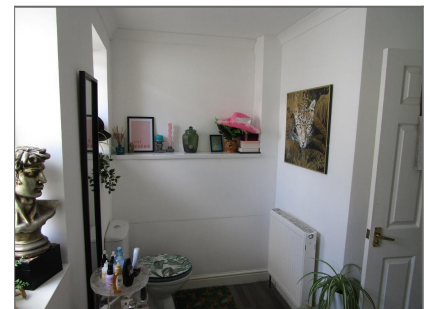
Entrance Hallway to Studio



Bedroom/Lounge



Shower Room



Shower Room

**Communal Kitchen** - The kitchen is located on the ground floor towards the back of the property.

It is fully equipped with:

Gas hob and electric oven, stainless steel sink with mixer tap, microwave, stand alone freezer and stand alone fridge/freezer.

It has a mix of base and eye level units which are clearly marked for each studio flat in the property.

The exterior rear courtyard can be accessed via the kitchen.

### First Floor

**Studio Entrance Hallway** - You enter the studio by way of a fire door into the entrance hallway.

It is neutrally decorated with carpet flooring and built in wardrobe.

**En-Suite Shower Room** - The shower room is located off the entrance hallway.

It has two double modesty glazed windows, a white bathroom suite comprising:

Low level WC, wash hand basin and shower cubicle with electric shower.

It is again neutrally decorated with vinyl flooring and wall mounted radiator.

**Bedroom/Living Space** - The living space is of a good size. It is large enough for a double/kingsize bed, small sofa, television table and a dining room table and chairs.

It is again neutrally decorated with carpet flooring, wall mounted radiator and good sized bay window overlooking the rear courtyard.

### Exterior

**Rear Courtyard** - The rear courtyard can be used by all tenants residing at the property.

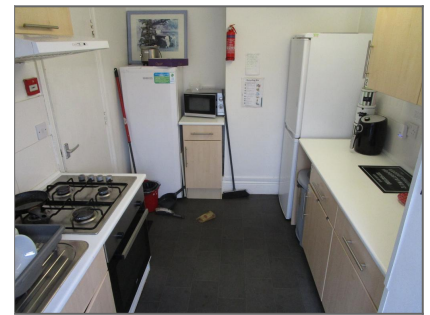
It has a washing line, some plastic patio chairs (left by previous occupants) and raised beds for planting.

The rear courtyard is accessed by way of a double glazed door located in the communal kitchen.

### Administration Fees



Communal Entrance/Stairwell



Communal Kitchen



Communal Laundry



Communal Courtyard



Initial Holding Fee: £130.00 (holds the property whilst undergoing credit checking process - deducted against month in advance if applicable, T&C's apply)

Rent in Advance: £600.00 (less Initial Holding Fee if applicable T&C's apply)

Deposit: £690.00 held in a Government Approved Scheme.

### Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

ALL BILLS INCLUDED (council tax, water rates, gas and electricity)

Would suit a working professional.