

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.

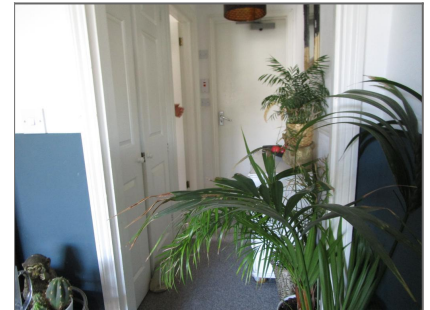
Ground Floor

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

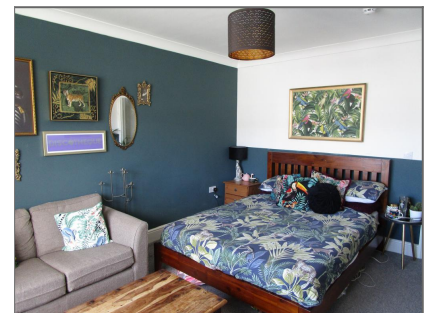
From here you can access the Communal Kitchen, Laundry Room and stairwell to all other rooms.

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.



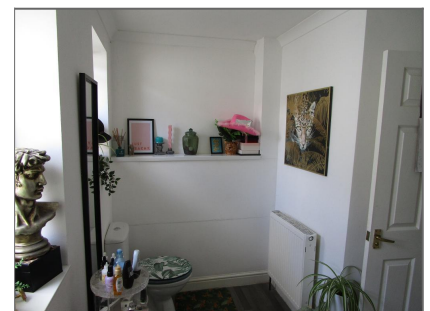
Entrance Hallway to Studio



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.

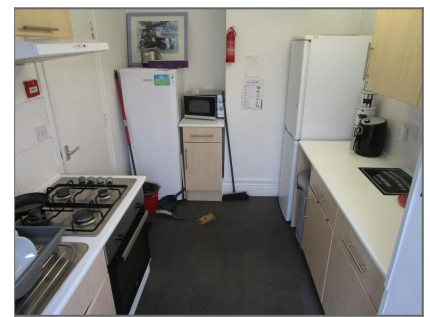
It has a washing line, some plastic patio chairs (left by previous occupants) and raised beds for planting.

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.