

To Let

27 Beaumont Road, St Judes, Plymouth PL4 9BJ



£650 per month

1 bedroom Studio

- ✓ AVAILABLE 29th April 2024
- ✓ ALL BILLS INCLUDED (CTax/Water/G&E)
- ✓ Close to City Centre
- ✓ Walking Distance to University
- ✓ Good Transport Links Nearby
- ✓ Amenities within Walking Distance
- ✓ Total of 6 others Sharing the Property
- ✓ All Occupants in Full Employment



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 pleased to bring back to the rental market this unfurnished studio flat with shared kitchen and laundry located on the ground floor of a shared house in the popular area of St Judes, within walking distance to the City Centre. The property is shared by 5 other long standing occupants all in full employment - the kitchen is shared although all rooms have a small kitchenette area. There is a washing machine and tumble dryer for all 6 occupants to use - this is included in the rental price.

Available: Immediately.

The accommodation briefly comprises:

Ground Floor:

Communal Entrance Hallway, 2 Studio flats, Laundry Room, Kitchen - Exterior Communal Courtyard

First Floor:

3 further Studio Flats

2nd Floor

Self Contained one Bedroom Flat

Location

Beaumont Road is situation within minutes of the City Centre, The University of Plymouth and College of Art and Design.

There are two supermarkets (Tesco Express & Sainsbury's Local) and local amenities: Doctor Surgery, Pharmacy, Fast Food TakeAways, Hair Salon, Cafe, Public Houses etc within walking distance along Ebrington Street.

The city centre is approximately a 10 minute walk from the property, there are also bus routes into the city centre and the surrounding areas.

Drakes Circus shopping mall is located in the City Centre where you will also find a wide range of large National and small independent retailers.

The Bus Station and Train Station are also nearby.

Ground Floor

Communal Entrance Hallway - From the front door you enter into the communal hallway giving access to all areas of accommodation.





The hallway has many original features, wall tiles, dado rails, ceiling & wall mouldings etc.

The stairwell takes you to first and second floor studios (3 on first, 1 on the second).

Lounge/Living Area - Entering into the studio you are in the living area which includes a small kitchenette with a fridge/freezer, cupboards and drawer.

This room has a double glazed door to the communal rear courtyard and a double glazed window overlooking the rear courtyard.

It is neutrally decorated with carpet flooring & wall mounted radiator.

Bedroom Area - Through an archway from the living space is the bedroom area. A fixed double bed with mattress and storage area below.

Double glazed window to the rear courtyard.

Neutrally decorated with carpet flooring and wall mounted radiator.

Shower Room - From the bedroom area is the shower room, a petite room comprising:

Shower cubicle, white low level WC and white wash handbasin with light and mirror over.

Neutrally decorated with vinyl flooring.

Communal Laundry Cupboard - The laundry cupboard is located just outside the kitchen area and comprises: Washing machine and tumble dryer.

Communal Courtyard Area - The rear courtyard area is accessed directly via the studio or via the back door located in the kitchen.

Although mainly laid to concrete (ideal to use as seating/alfresco dining), it does have a small garden area currently with mature shrubs). There is also a washing line.



Administration Fees

Initial Holding Fee: £150.00 (holds property whilst undergoing credit checking)

Month in Advance - £650.00 (less holding fee if applicable T&C's Apply)

Deposit - £750.00



Energy Efficiency and Environmental Impact

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21-38	F		
1-20	G		

Additional Information

Shared Facilities include: Kitchen (although there is a small kitchenette area located in the room) - Laundry Room & rear Courtyard.

Waste Collections: General Waste & Recycling alternate Monday's

Sorry No Pets

Working Professionals Preferred