

Let

Cayley Way, Kings Tamerton, Plymouth PL5 2UA



£875 per month

2 bedroom Terraced

- ✓ AVAILABLE 3rd JUNE 2024
- ✓ RECENTLY REFURBISHED
- ✓ Modern Fitted Kitchen
- ✓ 2 Double Bedrooms
- ✓ In Popular Location
- ✓ DG & GCH
- ✓ Off Road Parking (1 vehicle)
- ✓ Front & Rear Gardens



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Description

Viewme are please to bring to the rental market this recently refurbished 2 double bedroom terraced house located in the popular area of Kings Tamerton.

The property briefly comprises:

Ground Floor:

Entrance Hallway, Lounge, Dining Area & Kitchen

First Floor:

Family Bathroom, 2nd Bedroom and Master Bedroom

Exterior:

Small area of garden to the front and good sized garden with patio to the rear.

Location

Kings Tamerton is a popular area for families as there are plenty of schools to choose from:

Primary: Knowle Primary, Victoria Road Primary, St Peters Roman Catholic, Marine Academy Primary.

Secondary/Higher: Marine Academy Plymouth with other choices of higher education within a car or bus journey away.

Local shops and Amenities: these facilities can be found a short distance from the property in St Budeaux Square (GP, Pharmacy, Dentist, Supermarkets, local independent shops. West Park, Library, Dentist, Butcher, Hardware Store, takeaway, Post Office

A short drive away is Transit Way with Large supermarkets (Tesco & Lidl), Argos, Matalan and B&M.

Ground Floor

Entrance Hallway - From the front garden you enter into the entrance hallway with stairwell which gives access to all areas of accommodation.

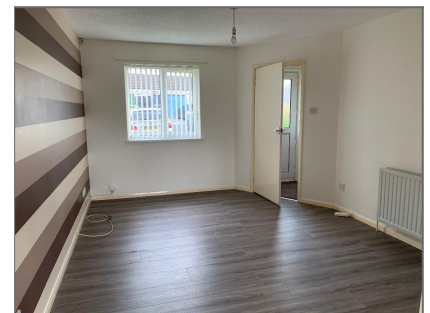
Neutrally decorated with carpet flooring. Alarm control box, coat hangers & wall mounted thermostatically controlled radiator.

Lounge - The living, dining and kitchen are all open plan but have their own areas.

The lounge area has been neutrally decorated but has a feature 'striped' wall.



Lounge



Lounge



Dining Area



Dining Area to Rear Garden

The double glazed window with vertical blinds overlooks the front garden.

Laminate flooring, storage cupboard & wall mounted thermostatically controlled radiator.

Dining Room - From the lounge through the arch is the dining area.

Good sized room to house a full-size table and chairs.

Again, neutrally decorated with laminate flooring.

Double glazed patio door leads out into the rear garden.

Kitchen - Newly installed modern kitchen. Selection of white base and eye level units will dark wood effect work surface.

Space for fridge/freezer and washing machine (cooker yet to be installed). The stainless steel sink with mixer tap is below the double glazed window which overlooks the rear garden.

Neutrally decorated with laminate Flooring.

First Floor

Family Bathroom - The bathroom comprises:

Wash hand basin, toilet and bath with shower over.

Shower area is partially boarded with electric shower.

Neutrally decorated with vinyl flooring.

2nd Bedroom (rear - Double) - Good sized second bedroom located to the rear of the property. Good views across to Cornwall.

Again neutrally decorated with carpet flooring and wall mounted thermostatically controlled radiator.

Master Bedroom (front - Double) - The master bedroom is located to the front of the property with two double glazed windows with vertical blinds overlooking the front garden.

Neutrally decorated with carpet flooring and wall mounted thermostatically controlled radiator.

Two built in storage areas, one full size and one located over the stairwell.

Exterior



Master Bedroom



2nd Bedroom (Double)



Bathroom



View from 2nd Bedroom



Front & Rear Gardens - A small garden to the front - laid to lawn with shrubs to one side separating the garden from the next door neighbour.

Area to store waste bins.

To the rear is a larger garden area with patio for al fresco entertaining. The garden is sloping and is laid to lawn.

Administration Fees

Initial Holding Fee: £200.00 (deducted from rent in advance if credit checking is successful - T&C's apply).

Deposit: £1,000.00 (held in the Government approved DPS)

Rent in Advance: £875.00 (less Initial Holding Fee - T&C's apply)

Energy Efficiency and Environmental Impact

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55-68	D	62 D	
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21-38	F		
1-20	G		

Additional Information

Work has been carried out on the property since the last Energy Performance Certificate was issued.

Council Tax Band: 'B' - £1,722.68 - 2024/25 (data captured from Plymouth City Council web site).

Waste Collection Days: Thursdays - alternate weeks for domestic waste & recycling.