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North Road, Saltash, PL12 6BB

£700 pcm

TO LET

Wainwright Estate Agents are delighted to offer this three bedroom mid terraced property situated within close proximity to Saltash Town Centre. The accommodation comprises open plan lounge and kitchen / diner, lower ground floor utility room, shower room and three bedrooms. The property further benefits from gas central heating, uPVC double glazing, enclosed rear courtyard and views of the River Tamar.

No Pets. Available immediately. EPC = D(66).



61 Fore Street | Saltash | Cornwall | PL12 6AF

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ENTRANCE HALLWAY

uPVC DG front entrance door opens in to entrance vestibule, fuse box, wooden glazed inner door opens in to entrance hallway, radiator, fitted carpet, stairs to lower ground floor and first floor accommodation, door in to kitchen / diner and lounge.

LOUNGE

12' 1" x 11' 0" (3.68m x 3.35m) uPVC DG bay window to front aspect, radiator, wood effect laminate flooring, phone point, cable TV point, archway leads in to kitchen / diner.

KITCHEN/DINER

11' 9" x 9' 0" (3.58m x 2.74m) uPVC DG window to rear aspect, kitchen comprises of a matching range of white wood wall and base unit cupboards, laminate roll edge work top, single stainless steel sink and drainer with 2 taps, tiled splash backs, integral electric oven and electric induction hob over, space for fridge / freezer and ample space for dining table, radiator.

LOWER GROUND FLOOR

UTILITY ROOM

9' 5" x 6' 6" (2.87m x 1.98m) uPVC DG window to side aspect, DG door to side aspect, matching range of wall mounted and base unit cupboards, laminate work top, single stainless steel sink and drainer with mixer tap, tiled splash backs, vinyl flooring.

SHOWER ROOM

6' 5" x 6' 4" (1.96m x 1.93m) uPVC DG window to rear aspect, white suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted extractor fan, wall mounted electric fan heater, combi boiler, radiator, fitted carpet.

FIRST FLOOR

BEDROOM ONE

11' 8" x 9' 0" (3.56m x 2.74m) uPVC DG window to rear aspect, radiator, fitted carpet.

BEDROOM TWO

12' 1" x 7' 9" (3.68m x 2.36m) uPVC DG window to front aspect, fitted cupboards, radiator, fitted carpet.

BEDROOM THREE

8' 10" x 6' 5" (2.69m x 1.96m) uPVC DG window to front aspect, storage cupboard, radiator, fitted carpet.

OUTSIDE

To the front of the property is a small wall enclosed garden with pathway leading to front entrance door.

To the rear of the property there is an enclosed courtyard.

FEES & CHARGES

Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers - No pets

Non-Refundable Reference Fees - £120 per Person including VAT

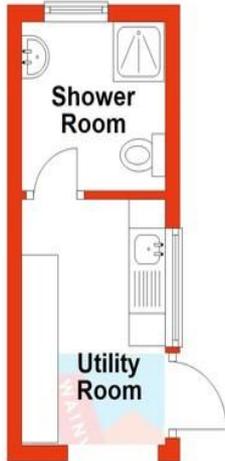
Tenancy Paperwork Preparation Fees - £120

including VAT, one month's Rent in Advance plus

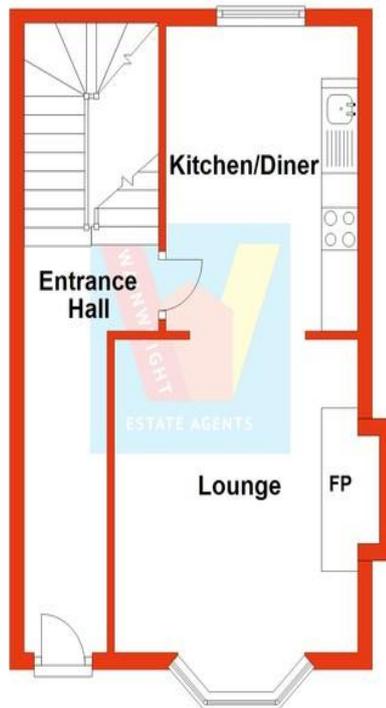
Month's Rent as Deposit to start the Tenancy

following Acceptable References

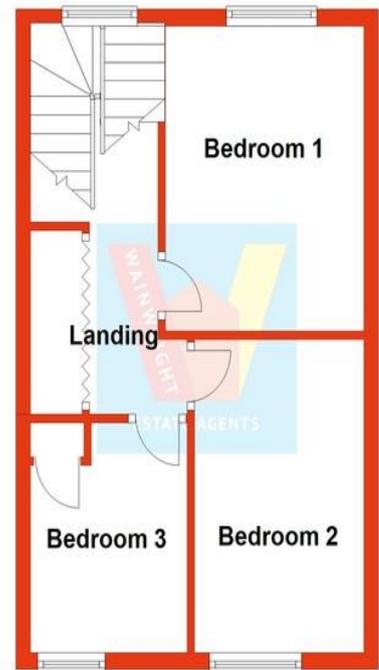
Lower Ground Floor

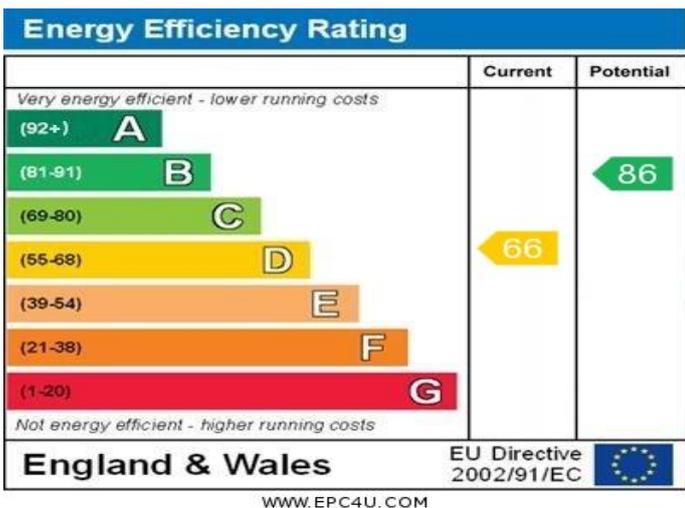


Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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ACCOMMODATION These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.