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Ashton Way, Saltash, PL12 6JE

£795 pcm

TO LET

Wainwright Estate Agents are delighted to offer this immaculate three bedroom link detached family home located in a cul-de-sac location. Accommodation comprises lounge, modern fitted kitchen/diner, downstairs cloakroom, 3 bedrooms master with ensuite shower room and family bathroom. The property further benefits from double glazing, gas central heating, garage and driveway.

Available immediately. No Pets. EPC = D (68)



Supporting
children's hospice
SOUTH WEST
Registered Charity No. 1003314



61 Fore Street | Saltash | Cornwall | PL12 6AF

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PRS Property
Redress
Scheme

ENTRANCE HALL

uPVC DG front entrance door with opaque glazed pane opens in to entrance hall, uPVC DG window to side aspect, radiator, alarm panel, wood effect laminate flooring, doors to lounge and cloak room WC.

CLOAKROOM WC

uPVC DG opaque window to front aspect, vanity unit with inset wash hand basin and cupboards beneath, tiled splash backs, low level WC, radiator, fuse box, wood effect laminate flooring.

LOUNGE

17' 8" x 14' 6" (5.38m x 4.42m) uPVC DG window to front aspect, radiator, smoke alarm, TV point, phone point, fitted carpet, stairs to first floor accommodation, door to kitchen/diner.

KITCHEN/DINER

14' 6" x 8' 11" (4.42m x 2.72m) uPVC DG French style double doors and uPVC DG window to rear aspect, matching range of light wood effect wall mounted and base unit cupboards with chrome bar handles, roll edge laminate work tops, 1 and a 1/2 bowl stainless steel sink and drainer unit, tiled splash backs, integral chrome single oven with chrome 4 ring gas hob and chrome extractor hood over, space for fridge/freezer, space and plumbing for washing machine, wall mounted extractor fan, radiator, tiled flooring, under stairs storage cupboard and ample space for dining table.

LANDING

uPVC DG window to side aspect, smoke alarm, loft hatch, airing cupboard housing combi boiler, fitted carpet, doors to bedrooms and family bathroom.

BEDROOM ONE

11' 11" x 8' 4" (3.63m x 2.54m) uPVC DG window to front aspect, radiator, fitted carpet, door to ensuite shower room.

ENSUITE SHOWER ROOM

uPVC DG opaque window to side aspect, double shower with glass screen, mains shower with drench shower head over, tiled splash backs, vanity unit with inset wash hand basin with mixer tap and cupboards beneath, low level WC, chrome towel rail radiator, wall mounted extractor fan, light up mirror, shaver point, inset spotlights, tiled flooring.

BEDROOM TWO

10' 6" x 7' 11" (3.2m x 2.41m) uPVC DG window to rear aspect, radiator, wardrobe, fitted carpet.

BEDROOM THREE

8' 10" x 5' 10" (2.69m x 1.78m) uPVC DG window to front aspect, radiator, fitted carpet.

FAMILY BATHROOM

uPVC DG opaque window to rear aspect, panel bath, vanity unit with inset wash hand basin, low level WC, tiled splash backs, wall mounted extractor fan, radiator, shaver point, vinyl flooring.

OUTSIDE

To the front of the property is a small garden laid to gravel, garage with up and over door and rear service door to garden, driveway providing parking for one car.

To the rear of the property is an enclosed garden set over two tiers, top tier is laid to patio with lower tier laid to low maintenance gravel and shrubs with views across to the moors.

FEES & CHARGES

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

No housing benefit - No smokers - No Pets

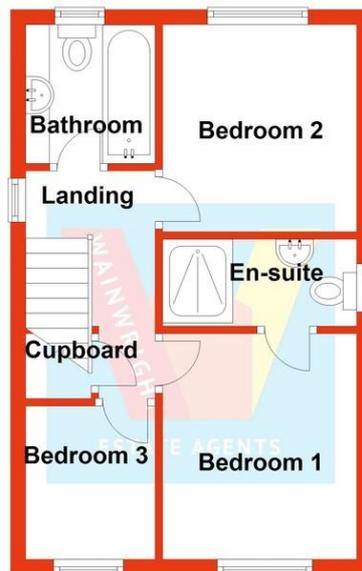
Non-Refundable Reference Fees - £120 per Person including VAT

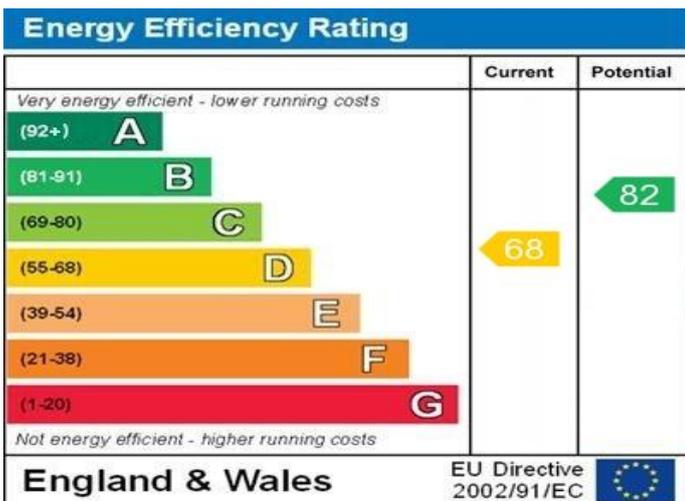
Tenancy Paperwork Preparation Fees - £120 including VAT, one month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

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.