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Ridgeway, Saltash, Cornwall , PL12 4PS

£750 pcm

**TO LET**

Wainwright Estate Agents are delighted to offer this two bedroom semi detached bungalow set in a quiet cul-de-sac location within Saltash. Accommodation comprises lounge, fitted kitchen, two bedrooms, family bathroom, gardens to front and rear. The property further benefits from garage, car port and off road parking for several cars, gas central heating and double glazing.

No pets. EPC = E(53)



61 Fore Street | Saltash | Cornwall | PL12 6AF

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### **PORCH**

7' 2" x 4' 2" (2.18m x 1.27m) uPVC DG entrance door opens in to entrance porch, uPVC DG window to front aspect, radiator, meter cupboard, fitted carpet, doors to kitchen and lounge.

### **KITCHEN**

10' 11" x 7' 2" (3.33m x 2.18m) uPVC DG door and uPVC DG window to side aspect, matching range of light wood effect wall mounted and base unit cupboards with chrome bar handles, roll edge laminate work top over, single stainless steel sink and drainer with mixer tap, integral chrome electric single oven, integral halogen hob with splash back guard, space for fridge / freezer, space for tumble dryer, space and plumbing for washing machine, vinyl flooring.

### **LOUNGE**

15' 11" x 12' 2" (4.85m x 3.71m) uPVC DG window to front aspect, fire place with inset fire, radiator, fitted carpet, TV and phone points, door to inner hallway.

### **INNER HALLWAY**

Doors to bedroom one, bedroom two and shower room.

### **BEDROOM ONE**

13' 2" x 8' 11" (4.01m x 2.72m) uPVC DG window to rear aspect, radiator, built in wardrobes, fitted carpet.

### **BEDROOM TWO**

10' 5" x 8' 11" (3.18m x 2.72m) uPVC DG window to rear aspect, radiator, fitted carpet.

### **SHOWER ROOM**

7' 4" x 6' 0" (2.24m x 1.83m) uPVC opaque DG window to side aspect, white suite comprising pedestal wash hand basin, low level WC and double shower cubicle with electric shower, part tiled walls, chrome towel radiator, wall mounted fan heater, vinyl flooring.

### **OUTSIDE**

Outside the property there is a lawned front garden with low level wall, to the side is a car port with parking for several cars and garage, to the rear there is a small patio with a raised tier lawn with a pathway to a small decked area at the rear of the garden.

### **FEES & CHARGES**

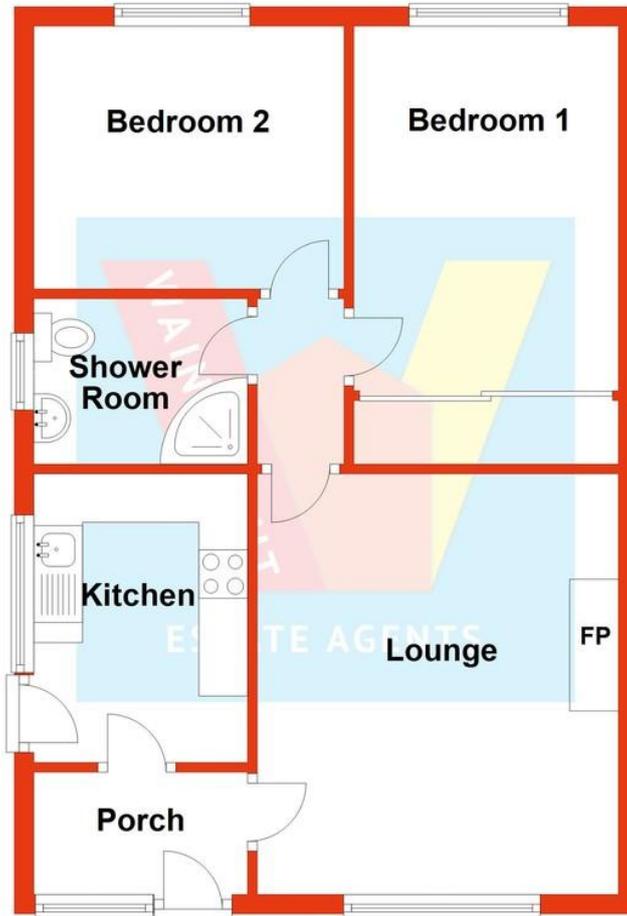
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## VIEWING

By appointment with Wainwright Estate Agents

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