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Chubbs Court, Saltash Road, Callington, PL17 7EG

£825 pcm

TO LET

Wainwright Estate Agents are delighted to offer this immaculate, high specification, new build 3 bedroom property located in the popular village of Callington. The accommodation comprises lounge / diner, kitchen, cloakroom WC to the ground floor, 3 bedrooms, master with ensuite shower room and walk in wardrobe and family bathroom to the first floor. The property further benefits from gas central heating, double glazing, allocated parking space, garage, rear garden and within walking distance to the town centre.

Available immediately. Pets considered. EPC = C (79)



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children's hospice
SOUTH WEST
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PRS Property
Redress
Scheme



LOUNGE/DINER

12' 11" x 11' 10" (3.94m x 3.61m) uPVC opaque DG front door opens in to lounge/diner, uPVC DG window to front aspect, inset spotlights, under stairs storage, TV point, radiator, fitted carpet, door to hallway, stairs to first floor accommodation.

HALLWAY

uPVC opaque DG door to rear aspect, inset spotlights, smoke alarm, cupboard housing fuse box and combination boiler, radiator, high gloss tiled flooring, doors to kitchen and cloakroom WC.

KITCHEN

10' 8" x 8' 3" (3.25m x 2.51m) uPVC DG window to rear aspect, inset spotlights, matching range of light grey high gloss soft close wall mounted and base unit cupboards with chrome bar handles, wood effect laminate work top, 1 and 1/2 bowl stainless steel sink and drainer with mixer tap, integral single electric oven with halogen hob and chrome extractor hood over, high gloss tiled splash backs, space for fridge/freezer, space and plumbing for washing machine, smoke alarm, high gloss tiled flooring.

CLOAKROOM WC

Vanity unit with inset wash hand basin and mixer tap, low level WC, high gloss tiled flooring.

FIRST FLOOR LANDING

Inset spotlights, smoke alarm, loft hatch access, fitted carpet, doors to bedrooms and family bathroom.

MASTER BEDROOM

11' 6" x 10' 0" (3.51m x 3.05m) uPVC DG window to rear aspect, inset spotlights, radiator, TV point, fitted carpet, door to walk in wardrobe which provides ample storage space with lighting and power points, door to ensuite shower room.

ENSUITE SHOWER ROOM

6' 8" x 4' 4" (2.03m x 1.32m) Inset spotlights, vanity unit with inset wash hand basin and mixer tap, low level WC, double shower cubicle, with clear glass screen and mains shower, tiled splash backs, ceiling extractor fan, chrome towel rail radiator, wood effect vinyl flooring.

BEDROOM TWO

11' 3" x 7' 10" (3.43m x 2.39m) uPVC DG window to front aspect, inset spotlights, radiator, TV point, fitted carpet.

BEDROOM THREE

9' 3" x 7' 9" (2.82m x 2.36m) uPVC DG window to front aspect, inset spotlights, radiator, TV point, fitted carpet.

FAMILY BATHROOM

10' 0" x 3' 10" (3.05m x 1.17m) Inset spotlights, bath with mixer tap and electric shower over, tiled splash backs, vanity unit with inset wash hand basin and mixer tap, low level WC, extractor fan, chrome towel rail radiator, wood effect vinyl flooring.

OUTSIDE

To the back of the property there is a gravelled low maintenance garden, allocated parking space within the forecourt, a garage which is located close to the property within a block of garages. (Please note - Garage is currently under construction)

FEES & CHARGES

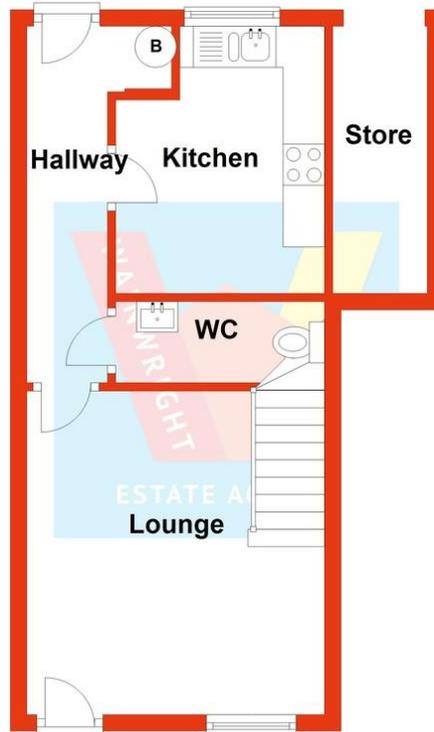
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers

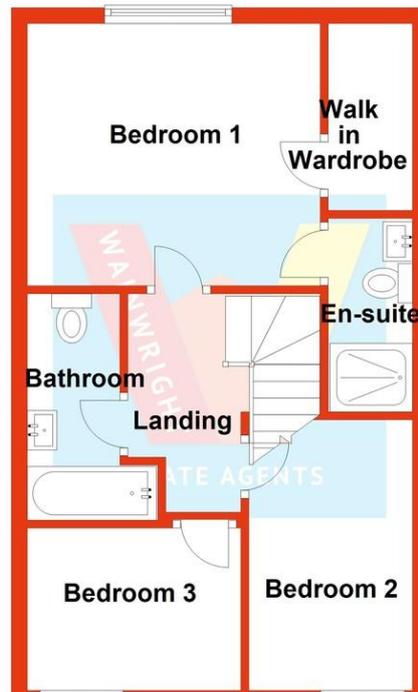
Non-Refundable Reference Fees - £120 per Person including VAT

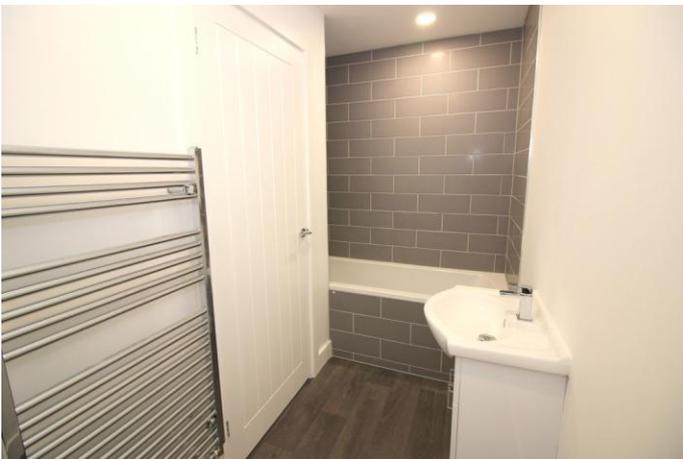
Tenancy Paperwork Preparation Fees - £120 including VAT, One month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

Ground Floor



First Floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		91
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.