



14 Campion Close | Pillmere | Saltash

Well presented end of terraced 3 bedroom property, gas central heating and double glazing throughout, comprising lounge, kitchen / diner, 3 bedrooms, family bathroom, downstairs WC, enclosed rear garden, garage and driveway parking.

£700 pcm * Terms apply

- 3 bedrooms
- Kitchen/diner
- G.C.H & D/G
- Garage & Driveway
- Enclosed rear garden

ENTRANCE HALL White uPVC DG door with two opaque glazed panes and brass fittings opens into entrance hall, single radiator, cream fitted carpet, doors to downstairs WC, lounge and stairs to first floor accommodation.

DOWNSTAIRS WC White uPVC DG opaque window to front aspect, low-level WC, vanity basin with two chrome taps, single radiator, cream fitted carpet.

LOUNGE White uPVC DG window to front aspect, feature fireplace with light oak wood effect mantel with inset chrome electric fire with feature pebble base, one double and one single radiator, TV point, Phone point.

KITCHEN/DINER White uPVC DG window and white uPVC DG double doors to rear aspect, comprising matching range of cream base and wall mounted units with white roll edge worktops, integral electric oven, integral 4 ring gas hob with extractor fan hood over, single stainless steel sink and drainer with chrome mixer tap, space for fridge/freezer, space and plumbing for washing machine and dishwasher, black tile effect vinyl flooring, double radiator, wall mounted gas central heating boiler.

LANDING White uPVC DG window to side aspect, storage cupboard, doors to bedrooms and family bathroom, cream fitted carpet.

BEDROOM 1 White uPVC DG window to front aspect, single radiator, cream fitted carpet, TV point, Phone point.

BEDROOM 2 White uPVC DG window to rear aspect, single radiator, cream fitted carpet.

BEDROOM 3 White uPVC DG window to front aspect, single radiator, storage cupboard, cream fitted carpet.

FAMILY BATHROOM White uPVC DG opaque window to rear aspect, matching cream suite comprising low-level WC, pedestal wash hand basin with two chrome tap, panel bath with two chrome taps and chrome mains shower over, shower curtain, tiled splash backs, tile effect vinyl flooring, ceiling mounted extractor fan.

GARDENS Front garden laid with decorative gravel chipping with steps to front entrance door. Back garden features a small patio area with steps rising to the remainder of the garden which is laid to lawn and enclosed via low level brick wall and wooden fencing, side pathway gives access to the rear garden from the front of the property.

FEES AND CHARGES Exclusive of the following: Council tax band D, 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 Month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

RENTAL PRICE TERMS The initial rent will be £700 ppm for the first 2 months (if on a 6 months AST) or the first 3 months (if on a 12 months AST). The rent will then rise to £750 ppm for the remainder of the rental term.

