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Frobisher Drive, Saltash, PL12 4PN

£750 pcm

TO LET

Wainwright Estate Agents are delighted to offer this well presented end of terraced 3 bedroom property situated in a popular residential area of Saltash. The property comprises open plan lounge / diner, modern fitted kitchen, downstairs WC, 3 bedrooms and family bathroom. The property further benefits from front and rear gardens, gas central heating and double glazing. Close walking distance to a primary school, secondary school, Saltash town centre and main bus routes.

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



61 Fore Street | Saltash | Cornwall | PL12 6AF

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ENTRANCE HALL

White uPVC DG front door with opaque glazed pane opens in to entrance hallway, doors to open plan lounge / diner, downstairs WC and kitchen, storage cupboard, understairs storage cupboard, stairs to first floor accommodation, wood effect laminate flooring, radiator.

LOUNGE / DINER

White uPVC DG window to front aspect, white uPVC DG window to rear aspect, light grey fitted carpet, two radiators, phone point, TV point.

KITCHEN

White uPVC DG door with side window giving access to rear garden, kitchen comprising of a matching range of light grey high gloss finish wall mounted and base unit cupboards with chrome bar handles, black laminate roll edge work top, 1 & 1/2 bowl stainless steel sink and drainer with chrome mixer tap, integral electric oven with 4 ring gas hob over, white tiled splash backs, vinyl flooring, door to dining room.

DOWNSTAIRS CLOAKROOM / WC

White uPVC DG opaque window to front aspect, white low level WC, white wash hand basin with chrome mixer tap, radiator, tiled flooring.

FIRST FLOOR

BEDROOM ONE

White uPVC DG window to front aspect, built in wardrobes, beige fitted carpet, radiator.

BEDROOM TWO

White uPVC DG window to rear aspect, beige fitted carpet, radiator.

BEDROOM THREE

White uPVC DG window to front aspect, beige fitted carpet, radiator.

BATHROOM

White uPVC DG opaque window to rear aspect, dark wood effect vanity unit incorporating white wash hand basin with chrome mixer tap and toilet, white panel bath with chrome mixer tap, electric shower, clear glass shower screen, white tiled splash backs, wall mounted extractor fan, chrome towel rail, vinyl flooring.

OUTSIDE

Front garden - Steps and pathway leading up to front entrance porch with hedge border, remainder of garden laid with low maintenance shrubs and plants.

Rear garden - Arranged over three tiers, on the lower tier there is a patio area with steps leading up to the remaining two tiers which are laid to lawn, the garden is enclosed by a brick built wall with wooden fence panels and access gate to rear of garden.

FEES & CHARGES

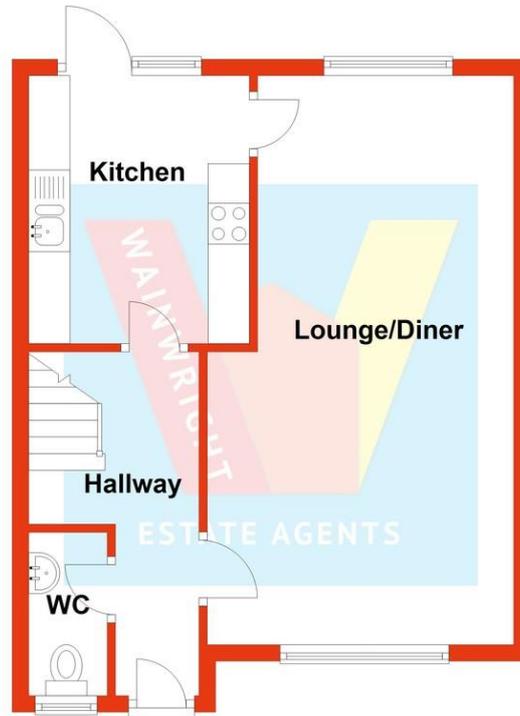
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers - No pets

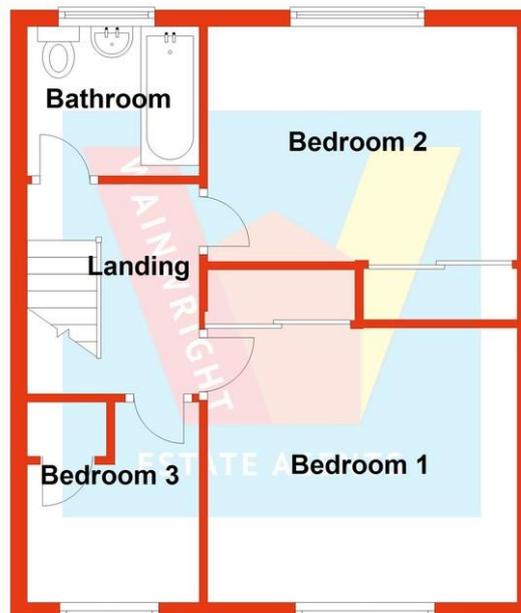
Non-Refundable Reference Fees - £120 per Person including VAT

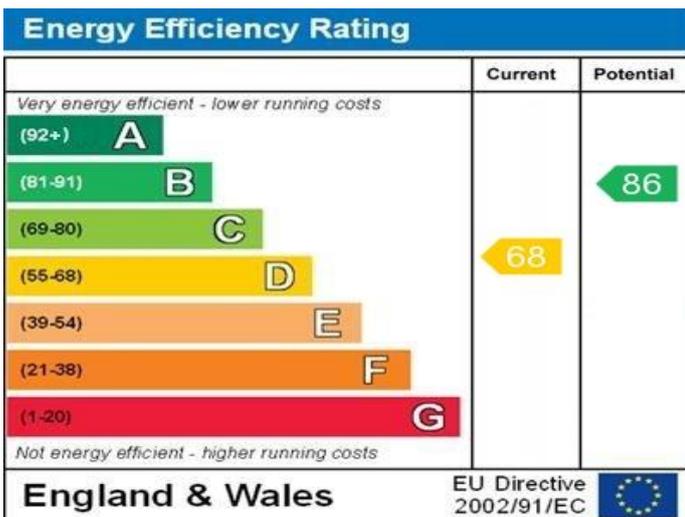
Tenancy Paperwork Preparation Fees - £120 including VAT, One month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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