

**Let**

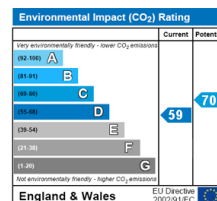
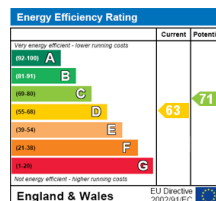
**Wolseley Road, St.Budeaux, Plymouth PL5 1TE**



**£550 per month**

**2 bedroom Flat**

- ✓ AVAILABLE IMMEDIATELY
- ✓ Self Contained Flat
- ✓ Double & Single Bedroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Courtyard
- ✓ Close to Shops & Local Amenities
- ✓ Very Close to Transport Links





50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

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[www.viewme.co.uk](http://www.viewme.co.uk)

### Description

Viewme are delighted to bring to the rental market this 2 Bedroom first floor flat in the popular area of St Budeaux. This property is situated in St Budeaux Square close to local shops and amenities.

The property briefly comprises:

Entrance Hallway with stairs leading to Kitchen, Living room, Bathroom, Bedroom 1 (Double) and Bedroom 2 (single)

The Kitchen gives access to the rear courtyard and can also be used for access from the service lane.

### Location

The popular area of St Budeaux is within easy reach of Plymouth City Centre and the Parkway leading into Cornwall.

This property is close to local amenities including St Budeaux Square where you will find a public library, Co-op & Lidl, takeaway establishments, pharmacy, newsagents, bakery, butchers and post office.

Towards the area of higher St Budeaux you can find a Chinese takeaways, launderette, hair salons and small convenience stores.

The area boasts four local primary schools and the Marine Academy for Secondary Education. Other schools are located off the main bus route which pass through St Budeaux Square.

St Budeaux also has the benefit of two small railway stations which can take you easily into the City Centre or over to Cornwall great for family days out and day trips to the seaside.

### Ground Floor

**Entrance Hallway** - uPVC door gives access to the neutrally decorated entrance hallway with a second door adding extra security.

Stairs lead up to the landing which gives access to all living accommodation.

Neutrally decorated with carpet flooring and wall mounted radiator.

### First Floor

**Kitchen** - Bright and airy kitchen with integrated electric oven, hob and extractor fan.



Bedroom 1 (Double)



Nearby Tamar Bridge



Bedroom 2 (Single)



Plymouth Hoe & Lido



The kitchen also benefits from base and eye level units with roll top work surface, stainless steel sink and splash back tiles.

This room offers plenty of space for other appliances including fridge, freezer and washing machine.

There is also space for a dining table and chairs.

**Living Room** - A Lovely spacious family sized living area with bay double glazed window to the front of the property. Neutrally decorated with carpet flooring.

This room benefits from wall mounted radiator, T.V and electrical sockets.

**Bedroom 1** - This Bright spacious double bedroom with double glazed window to the rear of the property.

Neutrally decorated with carpet flooring.

Good sized room with space for bed and all associated bedroom furniture.

**Bedroom 2 (Single)** - This single bedroom is neutrally decorated with space for a single bed and wardrobe/desk or chest of drawers.

This room also has the potential to be used for an office space, a dressing room or extra room for storage.

Double glazed window to the front of the property, carpet flooring and electrical socket.

**Bathroom** - A good sized partially tiled bathroom with double modesty glazed window to the side aspect which lets in plenty of light.

This room benefits from white suite comprising: full sized bath with electric shower over, low level toilet and wash hand basin.

Vinyl flooring and wall mounted radiator.

## Exterior

**Courtyard** - This first floor flat benefits from it's own courtyard accessed from the kitchen. A perfect space for al fresco dining in the summer months.

## Administration Fees

Initial holding fee £200 (Deducted from rent in advance if credit checking is successful).



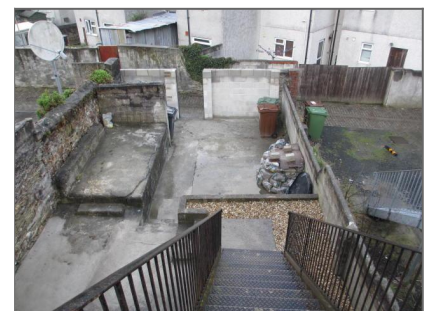
Bathroom



Hallway



Bedroom 1 (Double)

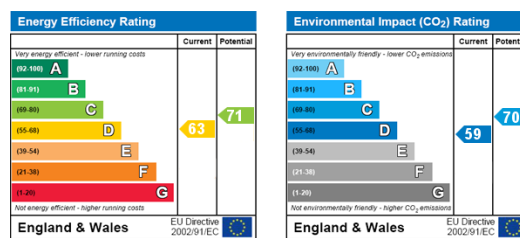


Courtyard



Credit checking £50 per person (Non refundable).  
Guarantor credit checking £75 (Non refundable).  
Company credit checking £75 (Non refundable).  
Deposit, one and half times rent.  
One month in advance rent (Less holding fee if credit checking is successful).  
Check in, tenancy documentation and DVD inventory £195 (Non refundable).

### Energy Efficiency and Environmental Impact



### Additional Information

Council Tax Band A £1,161.78 2018/19 - (Data Captured from Plymouth City Council Website )

This property would suit working professionals.

Universal Credit/Housing Benefit may be accepted (depending upon circumstances)

Non smokers preferred

No Pets