

**Let**

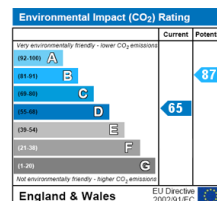
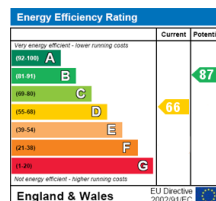
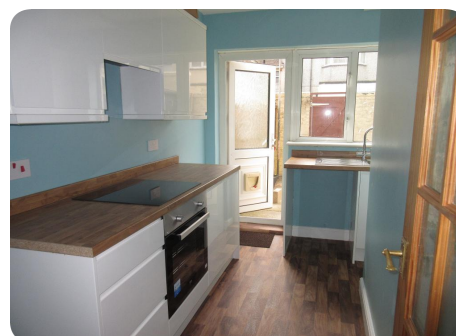
**Beatrice Avenue, Keyham, Plymouth PL2 1NX**



**£695 per month**

**3 bedroom Terraced**

- ✓ AVAILABLE 1st October 2018
- ✓ Fully Refurbished
- ✓ 3 Bedrooms
- ✓ South Facing Courtyard
- ✓ GCH & DG
- ✓ 2 Reception Rooms
- ✓ Newly Carpeted
- ✓ Popular Area Close to Dockyard





## Description

Viewme are pleased to bring this three bedroom property to the rental market. The property is available from 1st October 2018, early viewing recommended to avoid disappointment.

The property has recently been refurbished and briefly consists of:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Courtyard

First Floor:

Landing with loft access, Bathroom, Master Bedroom, Smaller Double Bedroom, Single Bedroom

## Location

Keyham is a popular residential area, close to Devonport Dockyard.

Local transport links give access to the City Centre, towards Cornwall by way of the Torpoint Ferry and Saltash Bridge. The Parkway provides access away from Plymouth towards the North of the City and onwards towards Exeter and Beyond.

Several local schools nearby include:

Keyham Barton Roman Catholic Primary, Drake Primary, College Road Primary. Secondary schools are within transport links in the area (Devonport High School for Boys and Girls, Stoke Damerel Community College).

Local Amenities include:

Lidl Supermarket, Co-op Supermarket, several fast food takeaways, GP Surgery (Wolseley Road), Pharmacy.

## Ground Floor

**Entrance Hallway** - From the front door you enter into the porch leading through to the entrance hallway.

The hallway gives access to all ground and first floor accommodation.

Wall mounted radiator, carpet flooring & electrical sockets.

**Lounge** - Good sized lounge with bay double glazed windows including venetian blinds to the front of the property.

Recently re-decorated and carpeted. Modern light fitting, fire breast wall. Wall



Kitchen



Lounge



Dining Room



Master Bedroom

mounted radiator and electrical sockets.

**Dining Room** - The dining room is located to the rear of the property with a double glazed window overlooking the rear courtyard.

Neutrally decorated with newly fitted carpet and wall mounted radiator.

**Kitchen** - Modern fitted kitchen comprising base and eye level units with wood effect laminate work surface.

Integral electric oven, hob and extractor. Stainless steel sink with mixer tap.

Space for a washing machine or dishwasher and medium sized fridge/freezer. Additional electrical equipment (eg: washing machine/tumble dryer or larger fridge freezer can be housed in the shed located in the rear courtyard).

### First Floor

**First Floor Landing** - From the stairwell you arrive on the first floor landing giving access to all first floor accommodation. This area is neutrally decorated with carpet flooring. Here you have access to the loft space and the boiler cupboard.

**Bathroom** - Good sized family bathroom the white suite comprises:

Low level WC, wash hand basin, bath with shower over.

Double modesty glazed window overlooks the rear of the property. Waterproof blind is supplied.

Vinyl flooring with wall mounted radiator.

**Master Bedroom** - The master bedroom is situated to the rear of the property with double glazed window overlooking the rear of the property.

Neutrally decorated with wall mounted radiator and carpet flooring.

**2nd Bedroom** - This room is a small double bedroom which has been neutrally decorated with carpet flooring.

Television socket, double glazed window to the front of the property and wall mounted radiator.

**3rd Bedroom (Single)** - The 3rd bedroom is a single bedroom which has been neutrally decorated.

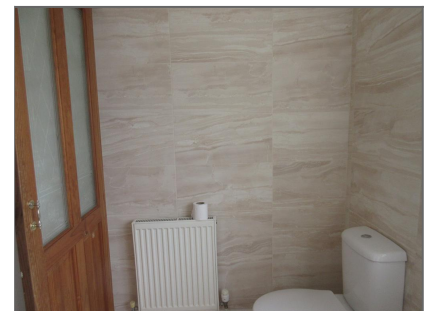
Double glazed window to the front of the property, built in wardrobe, wall mounted radiator and carpet flooring.



Bedroom 2



Bathroom



Bathroom



Bedroom 3



## Exterior

**Courtyard** - South facing enclosed courtyard. Ideal space for alfresco dining and entertaining. Very low maintenance.

Outside shed with electrical sockets and light fitting provides good storage for a washing machine, tumble dryer or larger fridge/freezer or it could become a man or woman cave.

A gate gives access to the service lane where the bins are located.

## Administration Fees

In order to move in fees are:

Holding Fee: £200.00 (deducted from rent in advance once credit checking has been successful)

Credit Checking: £50 per person, £75 Guarantor (non-refundable)

Deposit: £795.00

Month in Advance: £695 less £200 Holding Fee (if credit checking successful)

Check-in, Inventory & Tenancy Documentation: £195 (non refundable)

Total excl credit checking = £1,685.00

Company Fees:

Holding Fee: £200

Credit Checking: £75 (non Refundable)

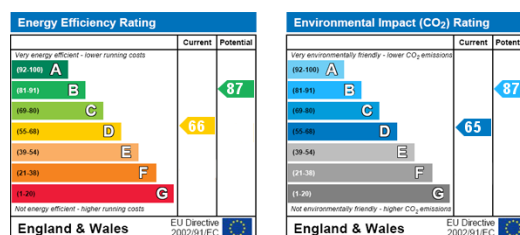
Deposit: £795

Month in Advance: £695 less £200 (if credit checking successful)

Check-in, Inventory, Tenancy Documentation: £250

Tenant's Guide to Services and Fees can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

## Energy Efficiency and Environmental Impact



## Additional Information

Awaiting EPC.

Council Tax Band: A - £1,161.78 (2018/19 - Data captured from Plymouth City Council Web Site)

Sorry NO Pets



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St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

No Universal Credit

This property would ideally suit working professionals

Further works to be completed but the property is available from 1st October 2018.