

Let

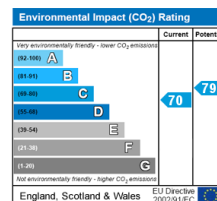
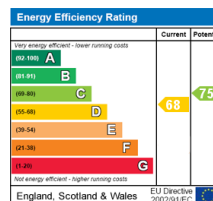
Taunton Avenue, Whiteleigh, Plymouth PL5 4HT



**£525 per month**

## 1 bedroom Flat

- ✓ AVAILABLE
- ✓ Self Contained Ground Floor Flat
- ✓ Recently renovated
- ✓ Fridge/freezer & Washing Machine inc
- ✓ Gas Central Heating & DG
- ✓ Front & Rear Gardens
- ✓ Pets Accepted (t&c's apply)
- ✓ On public transport route





50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

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

### Description

Viewme are delighted to bring to the rental market this 1 double bedroom self-contained ground floor flat.

The property briefly comprises:

Entrance Hallway, Shower Room, Kitchen, Lounge/Diner & Double Bedroom

### Location

Taunton Avenue is located in the heart of Whitleigh close to Tamerton Foliot, Crownhill & Southway. There is a bus service close by to take you towards or away from Plymouth City Centre.

Local amenities can be found in Whitleigh Green, GP Surgery, Pharmacy, Co-op Supermarket, Takeaway establishments and small independent shops.

Just across Whitleigh Bridge is Transit Way where you can find Lidl, Matalan, Argos, Tesco Supermarket, B&M Store. Transit Way is approx 15 minute drive or 40 minute walk away. Also nearby is Crownhill Shopping Centre: Co-op supermarket, Farm Foods, Tamar Public House, Indian Restaurant & takeaway, Hair Salon, Newsagents and More.....

### Ground Floor

**Entrance Hallway** - Go through the PVC front door into the entrance hallway providing access to all living accommodation.

Tiled Floor with wall mounted radiator and coat hooks.

Freshly painted woodwork and walls decorated in a neutral light grey.

Very light and airy.

**Kitchen** - Go through the PVC front door into the entrance hallway providing access to all living accommodation.

Tiled Floor with wall mounted radiator and coat hooks.

Freshly painted woodwork and walls decorated in a neutral light grey.

Very light and airy.

**Shower Room** - Fully Tiled Shower Room - consisting of a white suite comprising:



Lounge/Dining Room



Shower Room



Double Bedroom



Rear Garden



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

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

Low level WC, Wash Hand Basin and Double Shower Cubicle with Electric Shower

Tiled Floor with Wall Mirror & Shelves

Double Modesty Glazed Window to the side aspect of the property.

**Lounge/Dining Room** - Good size light and airy room which has recently been re-decorated in light gray and fitted with new gray complimenting carpet.

Double glazed bay window overlooking the front of the property.

Wall mounted radiator, and electrical sockets.

**Double Bedroom** - Good size double bedroom neutrally decorated with newly fitted carpets.

Double glazed window overlooking rear garden.

Two fitted cupboards, wall mounted radiator and electrical sockets



Storage Sheds

### Exterior

**Front & Rear Garden** - Gardens:

Front: sloping garden laid to lawn.

Rear: steps lead to the rear garden again mostly laid to lawn with washing line. Two storage sheds are located just outside the main entrance to the property.

### Administration Fees

Initial Holding Fee: £120.00 - holds the property whilst undergoing credit checking

Rent in Advance: £525.00 (less holding fee - t&c's apply)

Deposit: £600.00



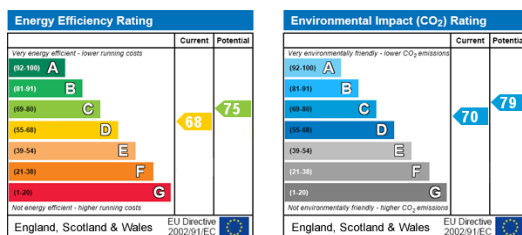
## Floorplans



Floorplan NOT Drawn to Scale

Floorplan

## Energy Efficiency and Environmental Impact



## Additional Information

Council Tax Band: A - £1,256.44 - 2020/21 (data captured from PCC web site) - a 25% discount is given for single occupancy.

Bin collection day: Wednesday (alternative weeks for waste and recycling)

Front and Rear gardens, both laid to lawn.

Washing line to the rear of the property

On road parking

Pets Accepted (t&c's apply)