



Jennys Combe Close

, Plymouth, PL9 9UR

Rental £895 pcm

2 bedroom House available 18 July 2024

Genesis Building Office 27, 235 Union Street, Plymouth,
PL1 3HN

admin@bartonwykes.com

01752 546954

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00

Wed 09.00 - 17.00; Thurs 09.00 - 17.00

Fri 09.00 - 17.00; Sat 09.00 - 13.00; Sun Closed

* Unfurnished

Situation

*** ONLINE ENQUIRES ONLY PLEASE *** This two bed terraced property has been decorated throughout and has new carpets. The property comprises of entrance hallway with two storage cupboards, kitchen with freestanding cooker, large lounge/diner with bay window, stairs leading to first floor, refurbished bathroom and two bedrooms (one double, one single). There is a front garden laid to lawn and an allocated parking space. Gas central heating and UPVC double glazing. As well as your regular rental payments, you may also be required to make the following permitted payments. Prior to the start of the tenancy Holding Deposit – 1 week's rent Security Deposit – 5 week's rent During the tenancy Late rental payment interest charge – 3.75% of amount owed Change of tenancy charge - £54 inc VAT If you require a key or key fob for the property to be replaced, the cost of the replacement key/fob will be passed on to you with an invoice to demonstrate proof of cost. If you request an early termination of your tenancy, outside of any break clause stated in your tenancy agreement, you may be required to make payment of rent until the tenancy is terminated and cover the loss incurred by your landlord. You will be provided with an invoice to demonstrate proof of the landlord's loss. Unless otherwise agreed in your tenancy agreement, you will also be responsible for paying for the following (if connected to the property): Utilities – gas, electricity, water Media – telephone, broadband, television packages (satellite/cable) and television licence Council Tax How do Barton Wykes ensure our tenants are protected? Property Ref: inst-1274

All measurements are approximate.

Further Information

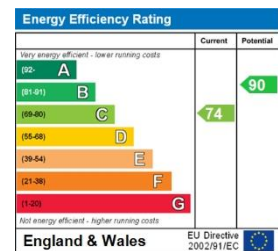
The deposit required is £1,032

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

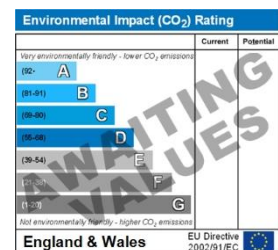
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/07/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Barton Wykes Ltd, 2024. Barton Wykes Ltd Registered in England No. 7800625