

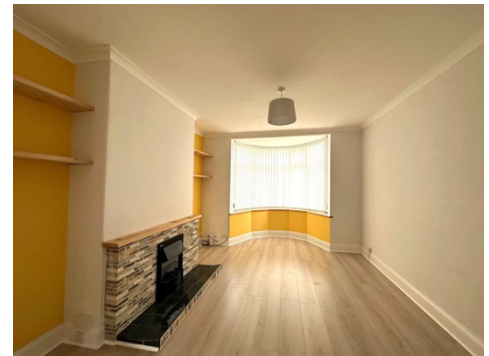
PLYMOUTH HOMES

RENT PAID...GUARANTEED

Clinton Avenue , Lipson, Plymouth, Devon, PL4 7HA

£1,100 pcm

TO LET



Property Features:

- Unfurnished
- Mid Terraced House
- 3 Bedrooms
- Garage
- Electric Heating
- Council Tax Band B
- Low risk of surface water flooding

Description

**** SORRY! FULLY BOOKED FOR VIEWINGS! ****This attractive, centrally located, mid terraced family home is available now unfurnished, with three bedrooms (2 doubles, 1 single), living room, spacious open plan kitchen diner, modern fitted shower room on the first floor and ground floor cloakroom. Further benefits include electric heating, double glazing, enclosed rear garden and a single garage. All applications of subject to credit check and referencing, £1260 as a deposit and one months rent in advance. Holding deposit £250.

EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-)	A			(92-)	A		
(81-91)	B			(81-91)	B		
(69-80)	C		70	(69-80)	C		70
(55-68)	D			(55-68)	D		
(39-54)	E	40		(39-54)	E	45	
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Room Dimensions

Bedroom 1: 3.95m (13'0") x 2.95m (9'9")

Bedroom 2: 3.97m (13'1") x 2.95m (9'9")

Bedroom 3: 2.64m (8'8") x 1.80m (5'11")

Cloakroom: 1.75m (5'9") x 0.81m (2'8")

Entrance:

First Floor:

Kitchen Diner: 5.21m (17'2") x 3.96m (13'0")

Living room: 3.82m (12'7") x 3.39m (11'2")

Outside:

Shower room: 2.47m (8'2") x 1.78m (5'11")

Floor Plan

