

# PLYMOUTH HOMES

RENT PAID...GUARANTEED

North Road West , Plymouth, Devon, PL1 5DG

£595 pcm

TO LET



## Property Features:

- Unfurnished
- Lower Ground Floor Flat
- 1 Bedroom
- Mains water connected
- Council Tax Band A
- Very low risk of surface water flooding
- Ultrafast broadband

## Description

**\*\* SORRY! FULLY BOOKED FOR VIEWINGS \*\*** This centrally located lower ground floor flat is available unfurnished, Featuring an open plan small kitchen, lounge, and dining area, creating a cozy and efficient living space. There are two versatile rooms in the flat, one of which is ideal as a bedroom, while the other can be used as a dressing room or home office. The modern shower room is fitted with contemporary fixtures. The property benefits from mainly gas central heating, ensuring warmth and comfort throughout the year, and double glazing, while to the rear of the property, there is a shared courtyard garden. The flat is only suitable for single occupancy and is not suitable for children. However, one small pet may be considered. Housing benefit applicants are welcome, provided they have a suitable guarantor. All applications are subject to a credit check and income reference. Deposit of £680, one month's rent in advance. Holding deposit £130.

## EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Room Dimensions

Bedroom 1: 3.86m ( 12'8" ) x 2.26m ( 7'5" )

Entrance:

Inner Hall:

Open plan lounge/kitchen: 5.43m ( 17'10" ) x 4.01m ( 13'2" )

Outside:

Room: 2.18m ( 7'2" ) x 3.46m ( 11'5" )

Shower Room: 2.30m ( 7'7" ) x 1.60m ( 5'3" )

## Floor Plan

