

# PLYMOUTH HOMES

RENT PAID...GUARANTEED

Godding Gardens , Southway, Plymouth, Devon, PL6 6NF

**£1,100 pcm**

**TO LET**



## Property Features:

- Unfurnished
- Mid Terraced House
- 2 Bedrooms
- Gas Central Heating
- Driveway
- Council Tax Band A
- Very low risk of surface water flooding

## Description

Available unfurnished is this mid terraced family home. On the ground floor there is a spacious entrance hall, modern fitted kitchen, living room and sun room that leads onto the rear garden. Upstairs are two double bedrooms and well fitted bathroom. Further benefits include gas central heating, double glazing, an enclosed garden and driveway providing off road parking. All applications are subject to credit check and referencing, £1260 as a deposit and one month's rent in advance. Holding deposit £250.

## EPC Certificate

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                           |
|---------------------------------------------|---|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                         |                                                                                     |
| (92-)                                       | A |                         |                                                                                     |
| (81-91)                                     | B |                         | 84                                                                                  |
| (69-80)                                     | C |                         |                                                                                     |
| (55-68)                                     | D |                         |                                                                                     |
| (39-54)                                     | E | 48                      |                                                                                     |
| (21-38)                                     | F |                         |                                                                                     |
| (1-20)                                      | G |                         |                                                                                     |
| Not energy efficient - higher running costs |   |                         |                                                                                     |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|---|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |                                                                                       |
| (92-)                                                           | A |                         |                                                                                       |
| (81-91)                                                         | B |                         | 84                                                                                    |
| (69-80)                                                         | C |                         |                                                                                       |
| (55-68)                                                         | D |                         |                                                                                       |
| (39-54)                                                         | E | 59                      |                                                                                       |
| (21-38)                                                         | F |                         |                                                                                       |
| (1-20)                                                          | G |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |                                                                                       |
| England & Wales                                                 |   | EU Directive 2002/91/EC |  |

## Room Dimensions

Bathroom: 2.66m ( 8'9") x 2.40m ( 7'11")

Bedroom 1: 4.54m ( 14'11") x 2.86m ( 9'5")

Bedroom 2: 4.51m ( 14'10") x 2.90m ( 9'7")

Entrance:

First floor:

Kitchen: 3.90m ( 12'10") x 2.63m ( 8'8")

Living room: 4.54m ( 14'11") x 3.60m ( 11'10")

Outside:

Sun room: 3.37m ( 11'1") x 2.46m ( 8'1")

Utility cupboard: 3.66m ( 12'1") x 1.16m ( 3'10")

## Floor Plan

