

# PLYMOUTH HOMES

RENT PAID...GUARANTEED

Peverell Park Road , Peverell, Plymouth, Devon , PL3 4LR

**£850 pcm**

**TO LET**




## Property Features:


- Unfurnished
- Ground Floor Flat
- 1 Bedroom
- On Street Parking
- Gas Central Heating
- Council Tax Band A
- Very low risk of surface water flooding

## Description

This attractive ground floor flat in the sought after area of Peverell is available now unfurnished, comprising: Large living room with feature fireplace and bay window, spacious double bedroom, open plan kitchen diner including cooker, fridge freezer and dishwasher, utility area and modern fitted bathroom. Further benefits include gas central heating, double glazing and a small courtyard garden. Early viewing is advised to fully appreciate this property. All applications are subject to credit check and referencing, £980 as a deposit and one months rent in advance. Holding deposit £190.

## EPC Certificate

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92-)                                       | A |                         |   |
| (81-91)                                     | B |                         |   |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D | 64                      | 75  |
| (39-54)                                     | E |                         |   |
| (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 |                         |   |
| (69-80)   | C |                         |   |
| (55-68)   | D | 65                      | 75  |
| (39-54)   | E |                         |   |
| (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: 1.77m ( 5'10" ) x 2.12m ( 7'0" )  
 Bedroom: 3.94m ( 13'0" ) x 3.77m ( 12'5" )  
 Communal Entrance:  
 Entrance Hall:  
 Kitchen Diner: 5.28m ( 17'4" ) x 2.75m ( 9'1" )  
 Living room: 3.95m ( 13'0" ) x 4.43m ( 14'7" )  
 Outside:  
 Utility Area: 1.77m ( 5'10" ) x 0.72m ( 2'5" )

## Floor Plan

