

# PLYMOUTH HOMES

RENT PAID...GUARANTEED

Claremont Street , City Centre, Plymouth, Devon, PL1 5AF

£900 pcm

TO LET



## Property Features:

- Unfurnished
- 1st & 2nd Floor Maisonette
- 3 Bedrooms
- Permit parking available nearby
- Gas Central Heating
- Council Tax Band A

## Description

This spacious maisonette is available now unfurnished, comprising 3 bedrooms, spacious living room, kitchen, bathroom and cloakroom. Further benefits include gas central heating and double glazing, along with permit parking available from the local council. Within easy walking distance of the City Centre, early viewing is advised. Sorry! No pets due to lease restrictions. All applications are subject to credit check and referencing, £1030 as a deposit and one months rent in advance. Holding deposit £200.

## EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	<b>A</b>			(92-)	<b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75	(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Room Dimensions

Bathroom: 1.67m ( 5'6" ) x 1.97m ( 6'6" )  
 Bedroom 1: 4.48m ( 14'9" ) x 3.01m ( 9'11" )  
 Bedroom 2: 3.48m ( 11'6" ) x 2.61m ( 8'7" )  
 Bedroom 3: 3.47m ( 11'5" ) x 1.85m ( 6'1" )  
 Cloak room: 2.61m ( 8'7" ) x 1.19m ( 3'11" )  
 Entrance:  
 Entrance Hall:  
 First Floor:  
 Kitchen: 2.63m ( 8'8" ) x 3.10m ( 10'3" )  
 Living room: 4.54m ( 14'11" ) x 3.49m ( 11'6" )

## Floor Plan

