

# PLYMOUTH HOMES

RENT PAID...GUARANTEED

Ebrington Street , Plymouth, Devon, PL4 9AD

£685 pcm

TO LET



## Property Features:

- Furnished
- First Floor Flat
- 1 Double Bedroom
- Mains water connected
- Council Tax Band A
- Very low risk of surface water flooding
- Standard broadband

## Description

**\*\* SORRY! FULLY BOOKED FOR VIEWINGS!\*\*** This purpose built flat available furnished or unfurnished is perfect for city centre living and within walking distance of the town centre and university. There is **NO PARKING** available with this flat and it is suited to a **SINGLE OCCUPANT ONLY**. Internally the spacious and well presented accommodation boasts an open plan living room and kitchen, a good sized double bedroom and a modern white bathroom suite. Further benefits include double glazing, gas central heating and lift service. Plymouth Homes would advise an early viewing to fully appreciate the size and layout of this purpose built property. 12 month minimum tenancy. All applications are subject to credit check and referencing, £790 as a deposit and one months rent in advance. Holding deposit £150.

## 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> | <b>79</b>               | <b>79</b> | (69-80)   | <b>C</b> | <b>79</b>               | <b>79</b> |
| (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:

Bedroom: 3.99m (13'2") x 2.86m (9'5")

Entrance:

Entrance Hall:

Open plan Living/Kitchen/Diner: 7.37m (24'3") x 2.99m (9'10")

## Floor Plan

