

# Francis Stuart Lettings Ltd

<https://www.francis-stuart.co.uk>



## 16 St James Place West

, Plymouth, PL1 3AT

### Rental £625 pcm

Room in 1 bedroom House Share available 09 August 2024

40 Mannamead Road, Mutley, Plymouth, PL4 7AF  
[info@francis-stuart.co.uk](mailto:info@francis-stuart.co.uk)

### 01752 710147

#### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

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\* Furnished

## Situation

\*PLEASE SUBMIT ALL ENQUIRIES ONLINE\* Check out this newly converted 11 bedroom HMO! The former guesthouse benefits from all ensuite rooms, a large open plan living area, plenty of facilities and sits in a brilliant location, just a stones-throw from the waterfront. The property is due to be ready to move into from the 9th August, but we'll be able to undertake viewings NOW! KEY FEATURES \* 11 Ensuite Rooms \* Large Kitchen-Dining-Lounge \* All Bills Includes (Fair Use Policy In Place) \* American Fridge-Freezers for plenty of Space \* 2 Washing machines \* Tumble Dryer \* Newly converted and renovated \* Prime Location \* On-street parking permits available Interested? Give our team a message and we'll get you booked in for a snoop. Rooms are going quickly so we wouldn't recommend waiting!

All measurements are approximate.

## Further Information

The deposit required is £625

The bills included in the rent are Council Tax / Rates, Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Accommodation

Property Ref: inst-1969

Creation Date: 27/07/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Francis Stuart Lettings Ltd, 2024. Francis Stuart Lettings Ltd Registered in England and Wales No. 08894830