



9 Harwell Street, Plymouth, Devon PL1 5BP

## A beautifully refurbished 4 bedroom town house in Plymouth Centre

Ivybridge 12 Miles | South Brent 17.8 Miles | Saltash 6.5 Miles

• 4 Bedroom • Driveway Parking for 2 Cars • Courtyard Garden • Double Glazing • Walking Distance to Plymouth City Centre • Available September • 12 Months Plus • Deposit: £1,384.00 • Council Tax Band: B • Tenant Fees Apply

£1,200 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## DESCRIPTION

A beautifully refurbished 4 bedroom town house in Plymouth Centre. Centrally located within walking distance to the vibrant Plymouth City Centre, pannier market and Drake Circus Shopping Mall. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities

## ACCOMMODATION

### GROUND FLOOR:

ENTRANCE HALL: Further locked door allowing access to the hall. Wall mounted coat hooks.

HALL: Door to front reception room, door to kitchen breakfast room and access to downstairs WC.

RECEPTION ROOM: Window overlooking the front of the property and door to understairs storage cupboard.

WC: White suite with WC and wash hand basin. Extractor fan.

KITCHEN BREAKFAST ROOM: Fitted with new modern units with a roll top work surface above. Integrated fridge freezer, electric oven, gas hob, washing machine and dishwasher. Stainless steel sink, cupboard housing the gas combination boiler, window overlooking the rear garden and double glazed doors allowing access. Space for a table and chairs.

### FIRST FLOOR:

LANDING: Large double cupboard storage space. Stairs rising to the second floor landing.

LOUNGE: Situated overlooking the front of the property, fitted with a wood burning stove.

BEDROOM 1: A double room with a bay window overlooking the side and a small window to the far end.

### SECOND FLOOR:

LANDING: Two cupboards and door allowing access to the third floor.

BEDROOM 2: A double room with an aspect to the front. Two windows and built in double wardrobe cupboard.

BEDROOM 3: A single bedroom with a window overlooking the rear.

BATHROOM: Comprising of a modern suite with panelled bath with shower over, WC and pedestal wash hand basin. Two double glazed windows.

### THIRD FLOOR:

Bedroom 4: A door allows access from the second floor landing. A double room with Velux window.

## OUTSIDE

REAR GARDEN: To the rear there is a courtyard garden with raised flower borders and a large tree. A gate allows access to the rear.

PARKING: To the front there is a driveway with parking for two cars.

## Plymouth City Council

Mains gas, electric, water and drainage. Council tax band B:

Plymouth City Council, Plymouth, Devon, PL1 3BJ. 01752 668000

## LETTING

The property is available to let on an assured shorthold tenancy for a long term rental of at least 12 months plus, unfurnished and available. RENT: £1,200.00 pcm exclusive of all charges. If the agreed let permits pets the rent will be £1,250.00 pcm. DEPOSIT: £1,384.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |