



STAGS

101 Pinewood Drive,
Woolwell, Devon PL6 7SP

Newly refurbished, ground floor apartment with off road parking. Available to rent on a 6 month renewable tenancy.

Plymouth City Centre 6 miles - Looe 22 miles - Launceston 24 miles

• Newly Refurbished • Open Plan Kitchen/ Living Room • Double Bedroom • Newly Fitted Shower Room • Off Road Parking Space • No Pets • Available Immediately • Tenant Fees Apply

£595 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:

Front entrance door leading into communal hallway.
Further entrance door into:

HALLWAY

Telephone entry system, electric heater, smoke alarm, built in cupboard housing fuse board with shelving.

BEDROOM

Double room, electric heater, DG window to the rear.

SHOWER ROOM

Newly fitted white suite comprising WC, wash hand basin set in vanity unit and corner cubicle with electric shower. Vinyl flooring, part tiled walls, walk in airing cupboard with shelving, plumbing for washing machine and emersion tank.

OPEN PLAN KITCHEN/ LIVING ROOM

Kitchen area: Newly fitted wall and base units with marble effect work surfaces and tiled splash back. Integrated oven with ceramic hob and extractor hood, stainless steel sink unit, window to the side, vinyl flooring and space for fridge freezer.

Living room: Window to the rear, carpeted, electric heater, smoke alarm.

OUTSIDE

There is off road parking for one car.

SERVICES

Mains water, drainage, electricity & gas.
Council Tax band: A.

SITUATION

The property can be found in a cul de sac position in the popular area of Woolwell which is on the fringes of Plymouth. Woolwell is a popular residential area within walking distance of a well regarded primary school, Tesco Super Store and various bus links which include routes to the city centre and Derriford Hospital. The property is in close proximity to the Dartmoor National Park and all the outdoor activities that this has to offer.

DIRECTIONS

Proceed out of Tavistock on A386 towards Plymouth and following the road to Yelverton (approx 5miles). At Yelverton roundabout turn right and following the signs to Plymouth across the moors. At the next roundabout turn left and carry along until the next roundabout (Tesco's) turn left here and up to the next round about where to take

the 3 exit. Carry along this road until you reach a roundabout, take the 2nd exit to the right. Follow the road down until the 'T' junction and then turn left. Continue along the road until the very end of the cul-de-sac you will see the property on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £595.00 pcm exclusive of all other charges . DEPOSIT: £686.00 Returnable at end of tenancy subject to any deductions (the deposit for this property will be held and administered by the Landlord in accordance with their Deposit Protection 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.

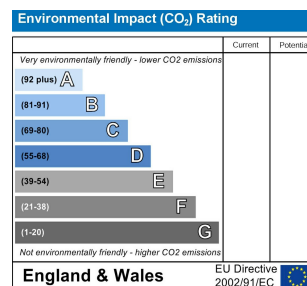
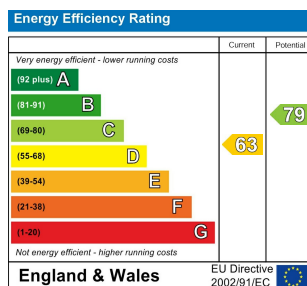
TENANT PROTECTION

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.

AGENTS NOTE

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the landlord of this property is an employee of Stags.

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 01566 771800
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These particulars are a guide only and should not be relied upon for any purpose.