



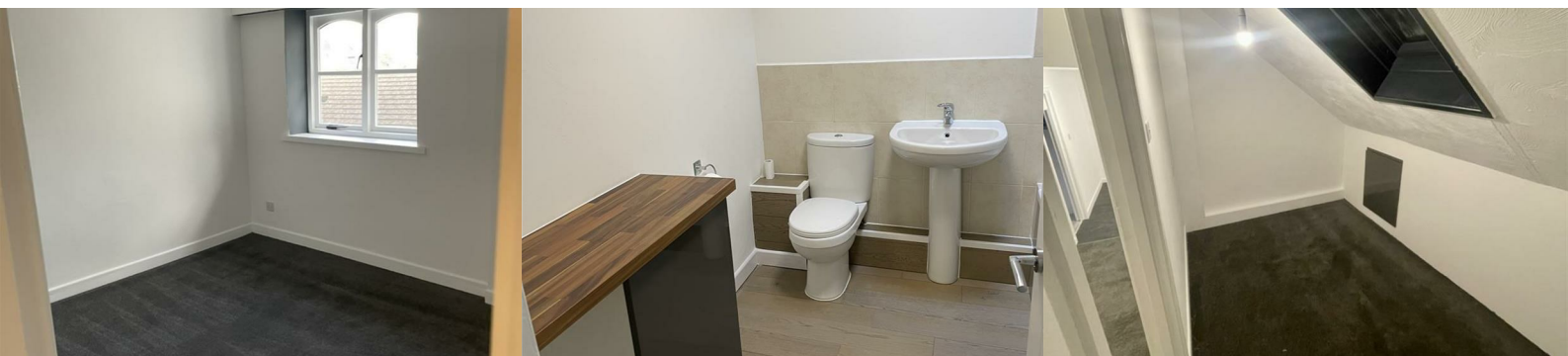
Flat A, The Arcade New Road

, Callington, PL17 7BE



£700 Per month

****Lots of enquiries, please email into the office and you will hear back**** A spacious 2-bed flat conveniently situated in the town centre. Do not miss the opportunity to view this property!



ACCOMMODATION

This light and spacious first-floor flat features electric underfloor heating throughout, a well-proportioned open-plan kitchen, diner, lounge with a charming island and breakfast bar. The space is equipped with modern amenities, including an electric hob, oven, extractor fan, plumbing for a washing machine, and ample room for a fridge-freezer. The flat boasts two comfortable double bedrooms, a study, and a bathroom with a shower over the bath.

SITUATION

Callington is a Cornish Market town, only 15 miles from Plymouth City Centre. It has everything you need, like a health center, gym, supermarkets, church. The surroundings offer beautiful countryside walks, with Cotehele estate, Kit Hill, and the Tamar Valley.

SERVICES

Mains electric, water and drainage. Council Tax Band A, Cornwall Council.

LETTING

Available 5th August 2024 6 months ongoing at £700.00pcm exclusive of all charges.
 Damage Deposit £807.00 taken prior the commencement of the tenancy.
 Tenant fees apply.

TENANT DEPOSIT INFORMATION

A tenancy deposit will be held by the Agent (if the property is to be managed by ourselves) or the Landlord as a security against any breach of the tenancy terms by the tenant (such as damage to the property or its contents, loss of rent or other unexpected costs). The deposit will be held and administered by the Agent/Landlord in accordance with their tenancy deposit scheme.

Details of the scheme and the dispute resolution provisions will be issued within 30 days of receipt of the deposit. The tenancy deposit is returnable at the expiration of the tenancy, subject to a final inspection and full inventory check. If any necessary cleaning, repairs or replacements are required following the tenancy, then the deposit will be refunded, less any remedial costs, within 10 days of reaching an agreement about the deductions to be made.

TENANTS INFORMATION

A holding deposit is taken upon your application for the property, it is equivalent to one weeks rental and will go towards your first months rent. In the event that you fail the referencing due to misinformation provided by the tenant or tenant withdrawal the holding fee is non-refundable subject to the costs incurred under the agreement made. The purpose of the holding deposit is to reserve the Property for the Applicant whilst the Landlord completes the referencing process and the terms of the tenancy and any guarantee agreement are negotiated. The Property will be reserved subject to the Landlord receiving satisfactory replies to referencing checks, Right to Rent checks and other pre-tenancy enquiries.

DISCLAIMER

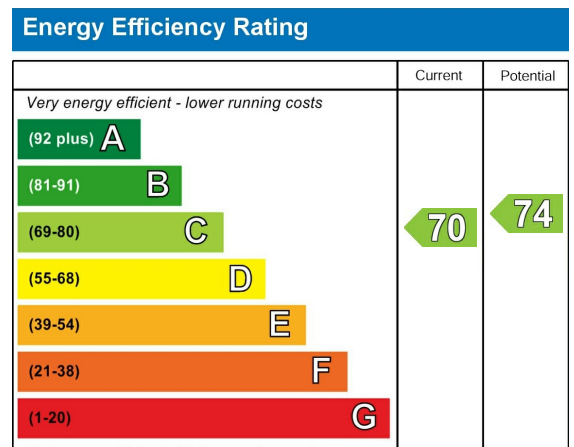
The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.



AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.