



3 Clarence, 10 Royal William Yard, Plymouth, Devon PL1 3PA

A contemporary one bedroom ground floor apartment in the historic Royal William Yard, offering sensational views across the Tamar. Pet by negotiation. EPC Band: C. Tenant fees apply.

Plymouth Centre 1.9 Miles | Exeter Centre 45.6 Miles | Polperro 26.4 Miles

• Contemporary One Bedroom Apartment • Parking Space • Superb Waterside Views • Galley Style Kitchen • Good Size Living/Dining Room • Pet By Negotiation • Available Now • 6 Months Plus • Deposit: £1,269.00 • Tenant Fees Apply

£1,100 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Royal William Yard boasts a deeply impressive waterfront and natural harbour with its Georgian Naval architecture. Plymouth has a vibrant city culture but is also in close proximity to some of the most beautiful countryside and coastlines that Devon and Cornwall both have to offer. The city is easily accessible from the A38 with excellent transport links including National Rail Lines, Cross Channel Ferries directly from Plymouth and Exeter Airport just 50 minutes drive away. Britain's Ocean City really does live up to its branding; renowned for its marine facilities, The National Marine Aquarium, The Barbican, International Ferry Port, Dockyard and some of the finest sailing waters in the country. Other facilities include Plymouth University, The Plymouth College of Art & Design, Theatre Royal, Life Centre and a full range of shopping, cultural and sporting facilities.

DESCRIPTION

Number 3 Clarence Building is a one double bedroom waterside apartment in the Royal William Yard, named after King William IV, Royal William Victualling Yard was originally designed and built for the Royal Navy by Sir John Rennie in the early 1800's. Clarence is just one of the beautifully restored and impressive Grade 1 listed buildings at the heart of the vast 15 acre site, with views over the River Tamar and Mount Edgecombe. The building retains many of its original features including exposed walls, timber beams and feature windows complimented by contemporary infrastructure. Royal William Yard is arguably one of the most affluent developments in Britain's Ocean City, providing a fine array of eating establishments, boutiques, an art gallery, wine bar, gym and various other businesses.

ACCOMMODATION

Entering into Clarence building through the security door, the corridor lined with flagstones will lead you to apartment 3. A heavy solid wooden door, complimented by the solid wooden flooring throughout, greet you on entrance. There is plenty of hidden storage in the entrance hall which also has plumbing for a washing machine. A fully tiled modern bathroom with shower over bath, large vanity mirror above wash hand basin, WC and characterful structural pillar. The Master bedroom is a good size double, with impressive views over the River Tamar and to Mount Edgecombe, wooden beams, granite corbels that add character and built in floor to ceiling wardrobes provide plenty of storage. High ceilings and large windows allow light to flow through and aid the feeling of space. The Sitting/Dining room also with views of the River Tamar has ample space for a dining table and soft furnishings. The galley style kitchen with opaque glass offering separation from the living space, is fitted with modern flush fitting white units and contrasting aluminium worktops, built in electric hob, single oven, integral under counter fridge freezer and tiled

floor. 3 Clarence building is in the fortunate position of having a designated parking space.

AGENT NOTE

Some of the furniture seen in the marketing photos may be removed from the property, or be replaced with different furniture, before a tenancy begins.

DIRECTIONS

Satellite Nav - PL1 3PA

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: C

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £1,100.00 pcm exclusive of all charges. Pets might be considered. Where the agreed let permits pets the rent will be £1,150.00 pcm. DEPOSIT: £1,269.00 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		