



**3** High Street Offices for the Price of **1**

**Local & Independent** Agents

Colour Brochures with Floorplans

**NAEA / ARLA** Qualified Staff

Fully Managed & Tenant Find Options

In House **EPC's** Available

In House Financial Advisor

Conveyancing Available

**No Sale – No Fee**

**Zero Week** Contracts Available

**1** Point Of Contact Throughout



## St. Pancras Avenue, Plymouth

£750pcm

Three Bedroom Family Home

Low Maintenance Garden

Newly Refurbished

Available Now

uPVC Double Glazing

On Road Parking

External Utility Room

Gas Central Heating

Close To Local Schools,  
Amenities & Transport Links

Hindhead Property for themselves and for the sellers/landlords of this property whose agents are given notice that:- (1) These particulars are set out as a general outline for guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and area, references to condition and necessary permissions for use and occupation and the other details given are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No Persons in the employment of Hindhead Property has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





**St. Pancras Avenue, Plymouth |**

Hindhead property are delighted to present this newly refurbished three bedroom family home to the market. Located in the popular Pennycross, close to local amenities, bus routes and schools.

Walking into the light and spacious hallway, you have a good sized living room and a large kitchen/dinner leading to the garden.

The garden is a spacious, low maintenance patio, with access to the back and the added benefit of an external utility shed.

Upstairs there are two good sized doubles and one single room. The family bathroom is split and offers a modern three-piece suite.

There is on road parking and Available now. Viewing highly recommended. No pets. Not suitable for smokers. Please visit our website for fee's <http://hindheadproperty.com/letting/tenant-fees>

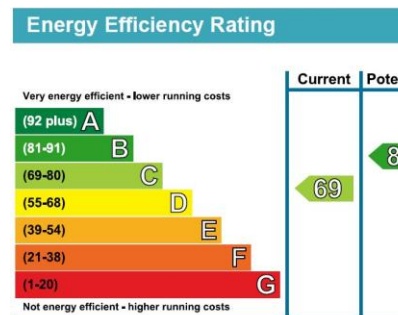
**Ground Floor**  
Approx. 43.5 sq. metres (468.6 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.6 sq. feet)



**PLYMOUTH** Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

**VIEWINGS** By appointment only with Hindhead Property, to arrange please call 01752 875075.

**SERVICES** Mains gas, electricity, water and drainage.

**OUTGOINGS** We understand the property is in Band "ENTER HERE" for council tax purposes.

**ACCOMMODATION** Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

**FLOOR PLANS** The floor plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Hindhead Property Limited 2018.