

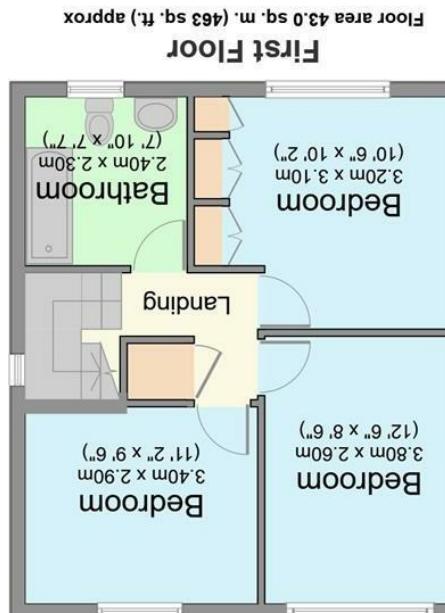
All measurements are approximate.
Floor plans are for identification purposes only.

Floor area 58.0 sq. m. (624 sq. ft.) approx

Ground Floor



Total floor area 101.0 sq. m. (1,087 sq. ft.) approx



Floor area 43.0 sq. m. (463 sq. ft.) approx

First Floor



- Modern detached home in quiet village cul-de-sac
- Comprehensive kitchen suite in a limed Oak finish
- South facing, 'sun trap' gardens with lawn and terrace
- Three good sized double bedrooms and bathroom with shower
- Double glazed windows and electric heating
- Enjoying fine far reaching countryside views
- Spacious, light and airy sitting room and separate dining room
- Integral garage and driveway for one to two vehicles
- Doorstep amenities including convenience store, pub and primary school



SITUATION

Menheniot is a picturesque former mining village situated just 8 miles from the South Coast of Cornwall at Looe, with its sandy beaches. The village itself is centred around its renowned Parish church with popular public houses and nearby restaurant, primary school, convenience store, post office and railway station. The neighbouring market town of Liskeard is within 4 miles and provides everyday town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools. Also the A38 dual carriageway is easily accessible with direct access to Plymouth, Devon and westbound further into Cornwall

GROUND FLOOR

CANOPIED ENTRANCE

Obscured double glazed door opening to the dining room with front aspect window and door giving internal access to the garage. A multi paned door opens to the

SITTING ROOM

A light and airy south facing room with sliding double glazed doors opening to the rear garden and enjoying far reaching views over neighbouring rooftops. Decorative ceiling beams, under stairs storage cupboard and stairs rising to first floor. A Georgian style multi paned doors open to the kitchen

KITCHEN

A dual aspect room with sliding double glazed doors opening to the rear garden and terrace, tile effect vinyl flooring and a comprehensive kitchen suite in a limed Oak finish comprising base, wall and drawer units with feature extractor canopy, complemented by roll edged working surfaces, stainless steel sink unit and ceramic tiled splash backs. There are appliance spaces with provision for electric cooker, washing machine and dishwasher with plumbing available

FIRST FLOOR

LANDING

Loft access hatch, airing cupboard and doors off to all first floor rooms

BEDROOM ONE

A double master bedroom enjoying fine far reaching rural views over the village and beyond taking in Menheniot Church steeple

BEDROOM TWO

Front aspect double bedroom with fitted bedroom furniture including wardrobe units and drawers

BEDROOM THREE

Another rear facing double bedroom enjoying fine panoramic rural views

BATHROOM

Vinyl flooring, aqua boarding to walls and chrome towel radiator. The white suite comprises a panelled bath with fitted electric shower and glazed shower screen, pedestal wash basin and WC

GARAGE

Up and over door, power and lighting

OUTSIDE

The front garden is laid to gently sloping lawn with fern screening to one side, beside a driveway providing parking for one to two vehicles. A gravel pathway along the side of the property gives access to the rear garden via a wooden gate. This is arranged with a level paved terrace which enjoys a southerly aspect creating a real sun trap environment and an ideal space for outdoor living. From here gentle steps descend to a level shaped lawn surrounded by well stocked colourful display borders featuring a wide range of plants, shrubs and perennials. The garden also enjoys good privacy

SERVICES

Mains electricity, water and drainage

COUNCIL TAX BAND

C

EPC

E

TENANT'S FEES

Referencing fees- Tenants will be required at application stage to pay £100.00 per applicant aged 18 years or over for referencing plus an application fee of £100.00. Also there is a tenancy set up fee of £120 payable at the start of the tenancy along with the deposit and first months rent in advance. Please see fee's apply section for more information

DIRECTIONS

From Liskeard, join the A38 eastbound towards Plymouth. After a short distance, take the first left turn for Menheniot and Roseland. Stay on this road as it drops down through Roseland and up again until you reach Menheniot Village. At the Spar shop, turn left onto Mine Hill passing The White Hart Public House and take the second right turn into Trelawny Road. Take the first right into Cowling Gardens and then take the second right where the property can be found on the left, identified by the Parkes & Pearn 'TO LET' sign

