

SEMI-DETACHED

£895pcm



SUNRISING, LOOE PL13 1NB

UNFURNISHED THREE BEDROOM SEMI-DETACHED PROPERTY

Jefferys Ltd are delighted to present this semi-detached, three bedroom property on the outskirts of the sought after location of Looe, close to schools and amenities.

In brief, the accommodation comprises:- Entrance Hallway, Lounge, Kitchen/Diner, Three Bedrooms with Built-In Wardrobes and Bathroom. The property also benefits from an enclosed garden to the rear, mainly laid to lawn PLUS an outside WC and two outbuildings perfect for storage. On-street parking also available.

**** Video Tour Available**
Viewing Highly Recommended**

Price: £895pcm

Key Features

Three Bedrooms

Spacious Lounge PLUS
Kitchen/Diner

Generous Sized Rear
Garden

Outbuildings to the
Rear

On-Street Parking

EPC 'D'

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hallway

uPVC door with double glazed glass panels. Walls painted neutral. Wood effect laminate. Pendant light fitting. Radiator. Under stairs cupboard.

Lounge

12'11" x 12'1" (3.94m x 3.69m) Max.

Double glazed windows to rear elevation. Walls painted neutral. Wood effect laminate. Pendant light fitting. Radiator. Electric fireplace with magnolia surround and hearth.

Kitchen/Diner

19'9" x 10'5" (6.01m x 3.18m)

Double glazed windows to front and rear elevation. Walls painted neutral. Wood effect laminate.

Dining Area:

Pendant light fitting. Radiator. Wooden door into lounge.

Kitchen:

Ceiling light fitting. Boiler. Black stone effect worktops. Base and drawer units with oak effect fronts. Built-in oven and gas hob. Extractor hood. Space and plumbing for washing machine. Wooden door to entrance hallway. uPVC door to rear.

First Floor

Landing

Double glazed window to front elevation. Walls painted neutral. Neutral fitted carpet. Pendant light fitting. Loft hatch. Built-in storage cupboards.

Bathroom

6'2" x 5'6" (1.88m x 1.67m)

uPVC double glazed window to side elevation. Neutral tiled walls. Mosaic tile effect flooring. Ceiling light fitting. Low level flush WC. Ceramic pedestal wash hand basin. Panelled bath with shower over. Chrome towel rail. Extractor fan.

Bedroom One

11'5" x 9'11" (3.48m x 3.01m)

Double glazed window to rear elevation. Walls painted neutral. Neutral fitted carpet. Pendant light fitting. Radiator. Built-in double wardrobe.

Bedroom Two

11'5" x 11'3" (3.48m x 3.43m)

uPVC double glazed window to rear elevation. Walls painted neutral. Neutral fitted carpet. Pendant light fitting. Radiator. Built-in double wardrobe.

Bedroom Three

9'3" x 7'11" (2.81m x 2.41m)

uPVC double glazed window to front elevation. Walls painted neutral. Neutral fitted carpet. Pendant light fitting. Radiator. Built-in single wardrobe.

Exterior

An outside WC and two additional outbuildings can be found to the rear of the property. A concrete pathway leads to an enclosed rear garden, mainly laid to lawn with mature shrubs and trees.

Please note that some changes have been made to the rear garden since photos were taken.

On-street parking is available.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services – Mains Electric, Gas and Mains Water & Drainage

Rent

£895pcm

Deposit

£1032.00

Tenure

Initially a Six Months Assured Shorthold Tenancy – Available for Long Term Rent

Viewing

Strictly by appointment with the managing agent Jefferys Ltd. If you would like to view this property please contact our St Austell office on **01726 73483**.

Please note that you will be asked to complete a short application form prior to being offered a viewing.



Front Elevation



Entrance Hallway



Lounge



Kitchen/Diner



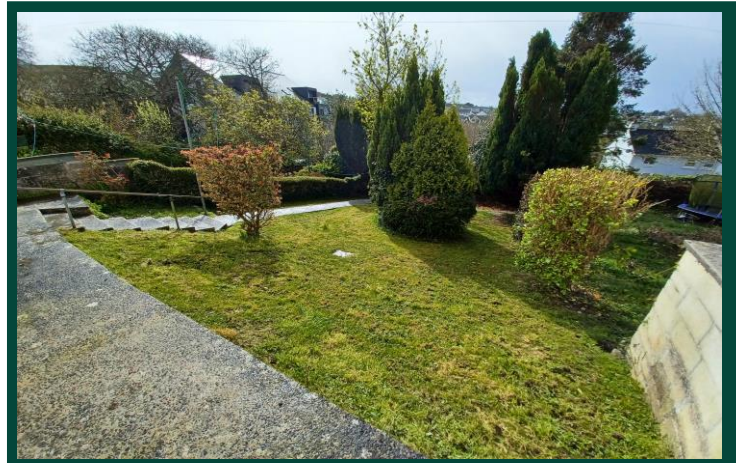
Bedroom One



Bedroom Two



Bathroom



Rear Garden

St Austell

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