



5a Bowling Green, Menheniot PL14 3RX

£725 pcm to include Water, Drainage & Council Tax Charges

Jefferys ESTABLISHED 1865

5a Bowling Green

Menheniot

Liskeard

PL14 3RX

Light and airy, well presented property situated in a tucked away position within walking distance of the centre of the sought-after village of Menheniot.

- * Lounge with Woodburner and Kitchen Area
- * Bedroom
- * Shower Room
- * Fully Enclosed Patio Area
- * Storage Sheds
- * EPC 'C'
- * Water, drainage and Council Tax Included
- * Available Now *

The popular village of Menheniot provides a good range of facilities, including a general store/post office, village hall, primary school, public house and church. The market town of Liskeard is approximately three miles distant, providing a range of shopping, schooling, business and leisure facilities as well as a main-line railway station connecting to London (Paddington) via Plymouth. The city of Plymouth, the main retail centre for the area, is approximately thirty minutes' car journey and offers an extensive range of facilities together with rail, airport and ferry links.

The accommodation comprises:

Grey composite door with obscure double glazed inset panes to:

LIVING ROOM AREA

15' 3" x 9' 10" (4.65m x 3.00m)

Laminate floor, inset lighting, uPVC double glazed windows to front and side. Feature raised slate hearth with woodburner and recessed log store to side, TV point, OpenReach modem point, two radiators, access to roof space, carbon monoxide alarm, heat and carbon monoxide alarm.

KITCHEN AREA

8' 0" x 7' 4" (2.44m x 2.23m) excluding Inner Hall

Range of cream fronted wall and base units, wood coloured roll edged worktops, tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap and wall light over, integrated Candy electric oven with gas hob over, stainless steel chimney extractor fan, Ariston gas combi boiler. Under unit lighting, inset lighting, pendant light point, laminate flooring, double glazed Velux window with integrated blind. Pine dresser unit with display cabinets. Space for fridge/freezer. **Inner Hallway area** with built-in walk-in cupboard with laminate flooring, shelving, RCD, electricity meter, ceiling light fitting. Further built-in cupboard with space for washing machine, shelf and space for tumble dryer over.

SHOWER ROOM

White suite comprising low level dual flush WC, inset wash hand basin with cupboard below, tiled splashback, wall mirror over with cupboard to side and vanity light over, shaver point. Fully tiled

shower cubicle with thermostatic shower and stainless steel fixed head, glass corner shelf. Ceiling light fitting, extractor fan, radiator, ladder towel radiator, laminate flooring, toilet roll holder, towel ring.

BEDROOM

7' 7" x 7' 4" (2.31m x 2.24m)

Laminate flooring, two pendant light points, radiator, uPVC double glazed window to side. Built-in single wardrobe with overhead lockers to side.

OUTSIDE

The property is accessed via a wooden gate from the adjoining lane with steps and stone chipped pathway leading to the front door. There is a paved patio area with three storage sheds, one of which has power and lighting. There are two external log stores.

SERVICES

Mains gas and electricity. Water and drainage charges included in the rent.

EPC BANDING

Band 'C'

COUNCIL TAX

Included in the rent

RENT

£725

DEPOSIT

£836

RESTRICTIONS

Non Smokers Only

TENURE

Available for long term let but initially a six months' Assured Shorthold Tenancy - unfurnished.

VIEWING

Strictly by prior appointment with the Managing Agents - Jefferys (01579 342400)

DIRECTIONS

From Liskeard, proceed along the A38 towards Plymouth, taking the left hand turning to Menheniot. Upon entering Menheniot, turn right into Bowling Green and proceed towards the end of the cul-de-sac. After parking, proceed on foot down the side lane to your left and No. 5a will be found on the right hand side to the rear of No. 5.



NOTICE TO PROSPECTIVE TENANTS

1. Applications will only be considered for properties once you have inspected the property and properties are normally let “as seen”.
2. In order to apply for a tenancy, you will be asked to complete an application form from which we can obtain credit and other references. This will need to be completed in full and we will be unable to process your application until all details, as requested, are fully completed to our satisfaction.
3. In taking up references, neither the Landlord nor Managing Agents makes any guarantee that the property will be available to you and, in making a tenant selection, the decision of the Managing Agent and/or Landlord is final, and no discussions will be entered into.
4. Prospective tenants are asked to note the following points in relation to the tenancy:
 - a. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. In the event that, during the term of the tenancy, you obtain Housing Benefit, the Landlord may request this paid direct to the Managing Agent and it will be a condition of any letting that such Housing Benefit is paid to the Landlord or Managing Agent at their request.
 - b. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
 - c. The properties are let for residential purposes only and no business may be operated from let properties and the taking-in of paying guests, lodgers or sharing a property will be expressly forbidden.
5. You will be asked to leave a deposit with the Managing Agent. This is a deposit in respect of any damage or deficiencies at the property at the termination of your tenancy and will only be returned to you once the property has been finally inspected after you have vacated. This will be returned to you usually within 7 days of the end of the tenancy unless deductions must be made for cleaning, repairs or other matters.
6. You will be expected to leave the property in a thoroughly clean and tenantable condition at the end of your tenancy, irrespective of the condition in which you took over the tenancy. Deductions for cleaning the property and sweeping the chimneys (if any) will be made from your deposit unless the property is returned in clean condition, to the satisfaction of the Managing Agents.
7. You will be responsible for ensuring the property is kept in a clean and tidy condition throughout the term of the tenancy and the Landlord and/or his Agent will carry out inspections, usually at four or six-monthly intervals. As a tenant you will be responsible for reporting to the Landlord and/or Managing Agent any matters requiring attention so that these can be dealt with promptly.
8. You will be responsible for all outgoing at the property, including Council Tax, water rates and all utility charges. In agreeing to the tenancy, you are agreeing that Cornwall Council, South West Water and utility companies may be notified of your occupation in order to take over these services, if required. Any telephone is your sole responsibility.



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