



Old Co-Op Cottage, Tremar Coombe PL14 5EH

£1,350 per calendar month

ESTABLISHED 1865
Jefferys

Old Co-Op Cottage

Tremar Coombe

Liskeard PL14 5EH

Deceptively spacious mid-terraced character cottage, situated in the sought-after hamlet of Tremar Coombe, with the benefit of a two room detached annexe.

* Entrance Porch * Dining Hall with Woodburner * Living Room with Open Fireplace * Inner Hall * Bathroom * Family Kitchen * Utility Room * Three Double Bedrooms * Separate WC * Front & Rear Gardens * Off-Road Parking * uPVC Double Glazing * Oil Central Heating
* Separate Annexe with Ground Floor Room with Kitchenette Area & First Floor Room
* EPC 'D' * Council Tax 'C'
** Available end August - Subject to Referencing **

The accommodation comprises:

ENTRANCE PORCH

uPVC double glazed entrance door and sidescreen with obscure glazing, tiled floor, wall light fitting, uPVC double glazed window to front with obscure glazing. Wooden door with obscure glazed panes to:

DINING HALL

20' 7" x 11' 6" (6.28m x 3.51m)

Slate tiled floor, inset lighting, radiator, carbon monoxide alarm. Feature fireplace with exposed stone walls, slate hearth and granite lintel housing woodburner, second fireplace with exposed stone walls and granite lintel (not to be used as closed off). Painted beamed ceiling, wall hung display cabinet in recess, shelving in recess. uPVC double glazed window to front with window seat, BT OpenReach

Master Socket, wall cupboard housing RCD and electricity meter. Door to:

LIVING ROOM

14' 6" x 14' 2" (4.41m x 4.31m)

Fitted carpet, painted beamed ceiling, pendant light point, radiator, ceiling light fitting, carbon monoxide alarm. Exposed stone wall, TV aerial point, telephone point. Feature painted wooden clad wall with stone fireplace and hearth with display niches, shelving to recess. Two uPVC double glazed windows to front.

INNER HALLWAY

Vinyl flooring, inset light, shelved storage cupboards.

BATHROOM

White suite comprising low level dual flush WC, panelled bath with mixer tap and pop-up plug and thermostatically controlled shower fitted, aqua board panel surround, shower rail and curtain. Inset wash hand basin with mixer tap and pop-up plug, cupboard below and aqua board panel splashback. Vinyl flooring, radiator, inset lighting, toilet roll holder, towel ring, wall mirror, extractor fan.

KITCHEN

17' 6" x 10' 0" (5.34m x 3.04m)

Range of cream fronted wall, base and display units, three-drawer pack, wood effect worktops, tiled splashbacks. Built-in fridge, built-in dishwasher. Inset one and a half bowl stainless steel sink unit with mixer tap, Prestige electric double oven range-style cooker with 4-ring gas hob and wok burner, stainless steel chimney extractor hood over Tile effect vinyl flooring, inset lighting, slimline vertical wall radiator, heat and carbon monoxide alarm. Natural light tunnel, uPVC double glazed window to rear, uPVC half glazed door to rear Garden.

STORE ROOM

Tile effect vinyl flooring, power and ceiling light fitting.

UTILITY ROOM

8' 10" x 5' 4" (2.70m x 1.62m)

Tiled floor, wood-fronted base units with laminate worktops, inset single drainer sink unit with mixer tap, tiled splashbacks. Space for washing machine, inset lighting, carbon monoxide alarm. Built-in cupboard housing new Navien oil fired central heating boiler.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, ceiling light fitting, inset lighting, central heating control unit. uPVC double glazed window to rear, hatch to loft space, built-in cupboard with hanging.

SEPARATE WC

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and pop-up plug, cupboard below. Vinyl flooring, ceiling light fitting, wall mirror, toilet roll holder, towel holder, extractor fan.

BEDROOM 1

13' 3" x 8' 8" (4.03m x 2.63m) maximum

Fitted carpet, radiator, ceiling light fitting, uPVC double glazed window to rear.

BEDROOM 2

11' 7" x 11' 3" (3.52m x 3.44m)

Fitted carpet, radiator, ceiling light fitting, uPVC double glazed window to front with window seat. Feature painted wooden clad wall, shelving to recess.

BEDROOM 3

11' 7" x 11' 1" (3.54m x 3.39m)

Fitted carpet, radiator, ceiling light fitting. Built-in wardrobe cupboards along one wall with shelving and hanging.

OUTSIDE

To the front of the property is a pretty walled cottage garden with mature shrubs and plants. A wrought iron gate and gravelled pathway lead to the Entrance Porch. To the rear of the property is a fully enclosed garden with a steps and pathway leading up to a paved seating area and a further area of garden, laid to grass, with garden shed and chalet. A side entrance gate gives access to the adjacent lane, whilst a further entrance gate gives access to the parking area.

DETACHED ANNEXE

ROOM 1

16' 8" x 10' 11" (5.07m x 3.33m)

Laminate floor, beamed ceiling, inset lighting, uPVC double glazed window to front. Kitchenette Area Light wood coloured base units, grey working surfaces, tiled splashbacks. Single drainer stainless steel sink unit with Santon electric water heater. Open tread carpeted stairs to:

ROOM 2

17' 5" x 11' 1" (5.32m x 3.39m)

Laminate flooring, ceiling light fitting, inset lights, exposed A-frames, uPVC double glazed window to front.

VIEWING

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

TENURE

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

RENTAL

£1,350 per calendar month

DEPOSIT

£1,557

COUNCIL TAX

Band 'C'

EPC

Band 'D'

SERVICES

Electricity, water and drainage. Oil fired central heating, LPG gas for hob.

RESTRICTIONS

Non-Smokers Only

DIRECTIONS

From Liskeard, proceed up the main street until reaching the mini roundabout at Addington, turning left along the St Cleer/Pensilva road. After one mile, continue straight ahead and take the second right turning to Tremar. Continue down the hill and, at the bottom, bear left and continue up through the Coombe with the property being found on the right-hand side.



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 outgoings 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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