

**TERRACED
COTTAGE**

£625 PCM



FORE STREET, HERODSFOOT PL14 4QX

ONE BEDROOM FULLY FURNISHED TERRACED COTTAGE

Jefferys are delighted to present this one bedroom fully furnished cottage nestled in the picturesque village of Herodsfoot. As a former 19th century miners cottage it offers a wealth of character and charm.

In brief, the property comprises: Lounge, Kitchen, Bathroom and Bedroom. The property also benefits from a generous sized garden to the rear where views of the surrounding hills and woodland can be enjoyed.

Parking spaces available in the village on a first come first served basis.

Viewing Highly Recommended

**** PLEASE NOTE PHOTOS WERE TAKEN IN 2022 ****

Price: £625pcm

Key Features

Character Features
Including Beamed
Ceilings

Generous Sized Rear
Garden

Open Fireplace

Council Tax Band 'A'

Set in the Picturesque
Village of Herodsfoot

EPC 'E'

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance door leading to:-

Lounge

11'7" x 10'10" (3.53m x 3.30m) Max.

Walls painted white. Neutral coloured carpet. Painted wooden beamed ceiling. Window to front elevation. Open fireplace. Wall mounted electric heater. Built in storage cupboard. Sofa, TV cabinet, TV, small wooden table.

Kitchen

10'10" x 9'0" (3.30m x 2.74m) Max.

Part tiled, part painted pale green. Tile effect flooring. Painted wooden beamed ceiling. Window to rear elevation. Range of wall and base units. Roll top work surface. Inset stainless steel single bowl sink and drainer. Washing machine. Fridge with freezer compartment. Freestanding electric cooker. Extractor hood. Under stairs storage cupboard. Door to rear garden.

Carpeted stairs leading to:-

Bedroom

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

Walls painted white. Wooden flooring. Window to front elevation. Wall mounted electric heater. Built in storage cupboard. Two bedside cabinets, one wooden chest of drawers, metal bed frame and mattress.

Bathroom

Part wall panels, part painted white. Tile effect flooring. Window to rear elevation. Wall mounted fan heater. Built in storage cupboard. Low level WC. Panelled bath with electric shower over. Ceramic pedestal wash hand basin.

Exterior

The area to the front comprises a small flower bed with mature shrubs.

The rear of the property comprises a gravelled area plus a generous garden laid to lawn with flower borders. At the end of the garden is a gated area which leads to a small stone storage building.

In addition, there is a stone 'piggery' in the neighbouring property which can be used for outside storage. There is a right of way over the neighbour's garden to access the piggery.

Additional Information

EPC 'E'

Council Tax Band 'A'

Services – Mains Electric, Septic Tank

No Smokers

Suitable for a single person or working couple.

Pets Considered

Rent

£625pcm

Deposit

£720.00 (Held in Bond with Tenancy Deposit Scheme)

Tenure

Six Months Assured Shorthold Tenancy – Available for Long Term Let

Directions

From our office in St Austell join the A390 towards Lostwithiel. Continue straight to Middle Taphouse and turn right onto the B3359. At the end of the road, turn right. After approximately one mile take the left turn towards Herodsfoot. The property is located on Fore Street.

Viewing

Strictly by appointment with the managing agent Jefferys.

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on **01726 73483**.

Please note that we require the completion of a short application form prior to offering a viewing.

**** PLEASE NOTE THAT THE PHOTOS WERE TAKEN IN 2022 AND THERE WILL, THEREFORE, BE SLIGHT CHANGES TO THE PROPERTY UPON VIEWING ****



Front Elevation



Lounge



Lounge



Kitchen



Bedroom



Bathroom



Rear Garden



Herodsfoot

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

