



Inglenook, Looe Mills, Liskeard PL14 4LD

£1,800 per calendar month

**Jefferys** ESTABLISHED 1865

# Inglenook

Looe Mills,  
Liskeard  
PL14 4LD

Deceptively spacious executive-style 2-storey detached property situated in a quiet rural location on the outskirts of Liskeard and enjoying superb views of the surrounding countryside and viaduct

- \* Entrance Hall
- \* Kitchen/Dining Room with doors to Balcony
- \* Utility Room
- \* Cloakroom
- \* Lounge
- \* Four Bedrooms
- \* En-Suite Shower Room
- \* Two Family Bathrooms
- \* Double Garage
- \* Ample Parking
- \* Gardens
- \* EPC 'C'
- \* Council Tax 'D'
- \* Early Viewing Essential to Avoid Disappointment \*

Inglenook is situated in a very quiet, rural location on the outskirts of the old market town of Liskeard but within easy reach of the main A38. Liskeard provides a varied shopping centre, Primary and Secondary schools, main-line railway station and several recreational facilities, including Lux Park Leisure Centre. Plymouth (18 miles) is within easy commuting distance and the South Coast beaches and Bodmin Moor are only a short drive by car.

The spacious accommodation comprises:

## L-SHAPED ENTRANCE HALL

**21' 8" x 14' 9" (6.60m x 4.50m)**

uPVC double glazed entrance door with obscure glazing and side screens, double height ceiling, fitted carpet, ceiling light fitting, two wall light fittings, two radiators, smoke alarm. Stairs leading to First Floor. Large understairs cupboard with fitted carpet and light fitting. Airing Cupboard with fitted carpet, slatted shelving and central heating control unit. Built-in cupboard with fitted carpet and shelving.

## KITCHEN/DINING ROOM

**26' 7" x 11' 7" (8.10m x 3.52m)**

Kitchen Area Range of cream-fronted wall and base units with black marble coloured laminate working surfaces, corner display shelf, tiled splashbacks. Centre island with matching cupboards and three-drawer pack, solid wood worktop. Space for cooker with stainless steel splashback and stainless steel chimney extractor hood over. Inset one and a half bowl stainless steel sink unit with mixer tap, space for dishwasher, space for fridge/freezer. Slate effect vinyl flooring, inset lighting, radiator, uPVC double glazed window to side overlooking fields. Dining Area Fitted carpet, radiator, two ceiling light fittings, TV point. uPVC sliding patio doors to large decking area, running along the rear of the property with inset lighting, taking full advantage of the superb countryside views and Viaduct.

## UTILITY ROOM

**11' 8" x 9' 5" (3.55m x 2.87m) (L-shaped room)**

Wood-fronted base units with contrasting working surfaces, inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Radiator, smoke alarm, ceiling light fitting, slate effect vinyl flooring. Space for washing machine, space for tumble dryer. uPVC double glazed door to side.

## CLOAKROOM

White suite comprising low level flush WC and pedestal wash hand basin with tiled splashback. Slate effect vinyl flooring, pendant light point, town rail, toilet roll holder. uPVC double glazed window with obscure glazing.

## LIVING ROOM

**21' 0" x 15' 3" (6.41m x 4.66m)**

Fitted carpet, ceiling light fitting, four wall light fittings, two TV aerial points, telephone point, radiator. Feature slate stone fireplace with coal effect gas fire fitted, wooden mantle over and slate hearth, carbon monoxide alarm. Large bay with uPVC double glazed French doors to decked balcony, uPVC double glazed windows to either side taking full advantage of the lovely views and Viaduct.

## BEDROOM 1

**13' 5" x 11' 8" (4.09m x 3.56m)**

Fitted carpet, pendant light point, radiator, telephone point, TV aerial point. Two double built-in wardrobes with hanging and shelving. uPVC double glazed windows to rear enjoying the fine views.

## EN-SUITE SHOWER ROOM

White suite comprising low level dual flush WC, Victorian-style pedestal wash hand basin with wood panelling to rear, built-in cupboard, tiled splashback. Fully tiled shower cubicle with folding doors and thermostatic shower fitted. Laminate effect vinyl flooring,

ladder towel radiator, shaver point, toilet roll holder, ceiling light fitting, extractor fan. uPVC double glazed window with obscure glazing.

## BATHROOM

Light grey suite comprising low level WC with concealed cistern and cupboards to side, inset sink unit with cupboards below and to side with inset lighting and mirror, panelled bath with mixer shower attachment, shower rail. Part tiled walls, ceiling light fitting, radiator, towel rail, toilet roll holder, slate effect vinyl flooring. uPVC double glazed window with obscure glazing.

## BEDROOM 2

**13' 4" x 11' 9" (4.06m x 3.58m)**

Fitted carpet, ceiling light fitting, radiator, TV aerial point, telephone point. Two double built-in wardrobes with shelving and hanging. uPVC double glazed windows to front.

## STAIRS TO FIRST FLOOR

Fitted carpet, ceiling light fitting, two smoke alarms, feature wood panelled ceiling, Velux window, radiator.

## BEDROOM 3

**16' 2" x 11' 8" (4.93m x 3.55m) excluding bay**

Fitted carpet, pendant light point, radiator. Built-in wardrobe with hanging and shelf. uPVC double glazed windows to rear enjoying the fine countryside views.

## SHOWER ROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with tiled splashback. Fully tiled shower cubicle with glazed door and Mira Event shower fitted. Extractor fan, laminate effect vinyl flooring, radiator, ceiling light fitting, vanity light with shaver point, toilet roll holder, towel rail, alcove with shelving.

## BEDROOM 4

**16' 2" x 15' 11" (4.94m x 4.84m) excluding bay**

Fitted carpet, pendant light point, radiator. Built-in wardrobe cupboard with hanging and shelf. Hatch to roof space. uPVC double glazed windows to rear enjoying superb countryside views.

## DOUBLE GARAGE

**18' 8" x 18' 7" (5.69m x 5.67m)**

Remote controlled metal up-and-over doors, shelving, three fluorescent striplights, RCD.



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### OUTSIDE

The property is approached via a large herringbone brick driveway with ample parking area and access to the garage. The front garden area is laid to lawn with fenced boundary to side. There are also mature Cornish wall boundaries and well stocked flower beds. Herringbone brick pathway continues alongside the property, giving access to the Utility Room, and leads down to the rear garden, which is of a good size and laid to lawn with a large patio area. Enclosed by post-and-rail fencing to two sides, again taking full advantage of the lovely views.

### VIEWING

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

### TENURE

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

### RENTAL

£1,800 per calendar month

### DEPOSIT

£2,076

### COUNCIL TAX

Band 'D'

### EPC RATING

Band 'C'

### SERVICES

Mains gas, electricity and water. Private drainage system.

### RESTRICTIONS

Non Smokers Only

Pets at Landlords Discretion

### DIRECTIONS

From Dean Street, proceed away from the town and bear right onto Dean Hill. Turn left at the top of the lane and continue onto Old Road. Upon reaching the roundabout, take the second turning and continue to the bottom of the hill. Turn right and, after passing Mole Valley Farmers and Solomons, take the first left turning. Continue to the top of the hill and Inglenook will be found on your left 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 three 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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