



TRELYN, ROCK PL27 6LZ

UNFURNISHED THREE BEDROOM BUNGALOW WITH GARAGE

Jefferys are delighted to present this well presented three bedroom bungalow, situated in the highly sought after village of Rock, boasting generous outside space and driveway parking.

In brief, the property comprises:-

Entrance Hallway, Kitchen, Lounge, Three Bedrooms (Two Double, One Single), Shower Room PLUS Garage, Workshop with WC and Driveway Parking.

The property benefits from a generous sized garden, mainly laid to lawn with mature shrubs and flower borders. There are also two greenhouses plus a small shed for storage.

Viewing Highly Recommended

Price: £1500pcm

Key Features

Side and Rear Gardens
with Greenhouses &
Shed

Driveway Parking

Workshop & Garage

Three Bedrooms –
Two Double, One
Single

Oil Central Heating

ACCOMMODATION COMPRISES:

(All sizes approximate)

To the left of the garage, take the path into the generous sized garden, whereby you will find the entrance door to the property.

Entrance Hallway

Partially glazed, wooden entrance door. Magnolia painted walls. Wood effect flooring with well mat. Pendant light fitting. Radiator. Storage cupboard.

Kitchen

12'11" x 9'1" (3.94m x 2.76m)

Double glazed, uPVC window to side elevation, overlooking gardens. Part painted magnolia, part tiled. Wood effect flooring. Track spotlights. Radiator. Range of wall, base and drawer units. Marble effect worktop. Stainless steel sink with drainer. Built in electric hob and oven. Extractor hood.

Lounge

18'5" x 11'5" (5.61m x 3.47m)

Wooden door with double glazed windows panes to rear elevation, access to gardens. Double glazed, uPVC windows to side elevation. Magnolia painted walls. Wood effect flooring. Two pendant light fittings. Radiator. Stone fireplace with open fire.

Bedroom One

11'3" x 11'1" (3.44m x 3.38m)

Double glazed, uPVC window to side elevation. Magnolia painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space).

Bedroom Two

9'1" x 8'8" (2.77m x 2.65m)

Double glazed, uPVC window to side elevation. Magnolia painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space). Loft hatch to attic space.

Bedroom Three

7'9" x 7'7" (2.36m x 2.30m)

Double glazed, uPVC window to side elevation. White painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space).

Shower Room

6'4" x 6'3" (1.93m x 1.90m)

Obscure, uPVC double glazed window to side elevation. Part painted magnolia, part tiled – tiles due to be replaced with wall panels in due course.

Neutral mosaic effect lino – due to be replaced. Ceiling light fitting. Radiator. Low level flush WC. Ceramic pedestal wash hand basin. Corner shower cubicle.

Exterior

Workshop

14'10" x 9'1" (4.53m x 2.76m) Max.

Access gained via wooden door from garden. Double glazed, uPVC window to front elevation. White painted walls. Wood effect flooring. Two pendant light fittings. Electric heater. Cloakroom with low level flush WC and ceramic pedestal wash hand basin.

Garage

15'3" x 8'5" (4.66m x 2.57m)

Newly installed up and over door. Access also gained from the garden via wooden door. Concrete block walls. Concrete flooring. Power and lighting. Pendant light fitting.

Garden

The property benefits from of a generous sized garden, surrounding the bungalow, mainly laid to lawn with mature shrubs and flower borders. There are also two greenhouses and a small storage shed.

Driveway parking to the front of the property.

Additional Information

EPC – 'E'

Council Tax Band – 'D'

Services – Mains Water and Drainage, Mains Electric, Oil Central Heating

Rent

£1500pcm

Deposit

£1730.00

Tenure

6 Month Assured Shorthold Tenancy – Available for Long Term Let

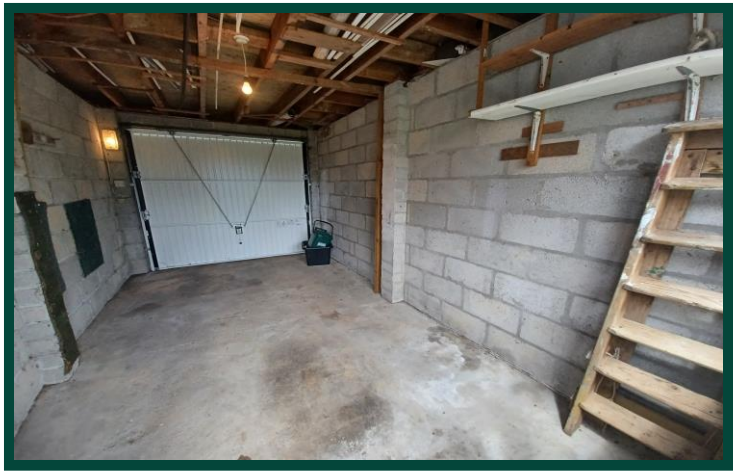
Viewings

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 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.



Side Elevation



Garage



Workshop



Garden



Kitchen



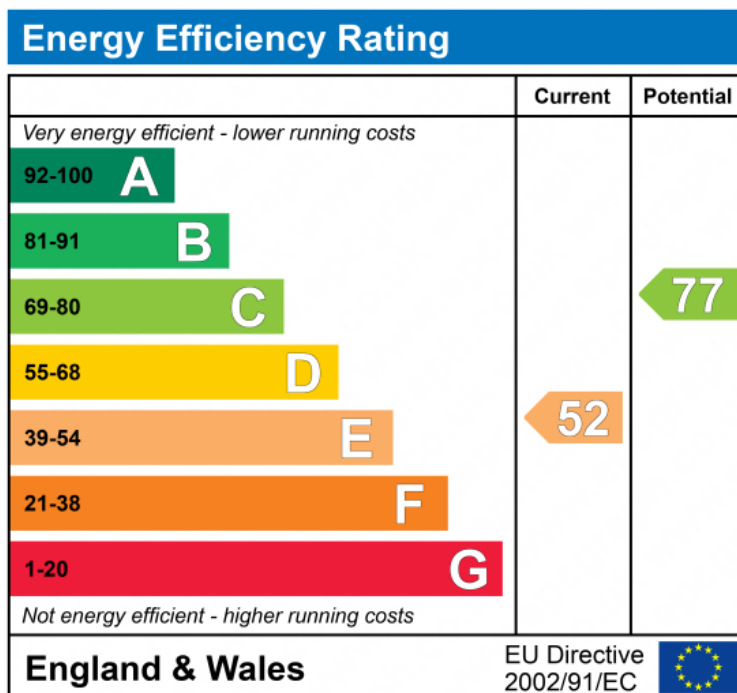
Lounge



Bedroom One



Bedroom Two



St Austell

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Jefferys

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