



Robin's Nest, Horningtops PL14 3PY
£850 per calendar month

Jefferys ESTABLISHED 1865

Robin's Nest Horningtops Liskeard PL14 3PY

Very well presented mid-terrace bungalow, situated in a quiet, rural location and yet within easy reach of the main A38 giving access to both Liskeard and Plymouth.

* Entrance Hall * Lounge/Kitchen * Two Bedrooms * Bathroom * Parking & Garden
* Water and Drainage Charges Included
* Lovely Countryside Views * EPC 'C' * Council Tax 'B' * Available Now *

The accommodation comprises:

ENTRANCE HALL

Composite door with double glazed panels, laminate flooring, Dimplex Quantum electric radiator, pendant light point, RCD, smoke alarm. Understairs Cupboard with hot water cylinder and immersion heater, laminate flooring

BEDROOM 1

11' 4" x 10' 7" (3.45m x 3.22m)

Fitted carpet, Creda electric heater, pendant light point, TV point. uPVC double glazed window to front with deep sill.

LOUNGE/KITCHEN

18' 8" x 15' 1" (5.69m x 4.59m) excluding patio door recess

Lounge Area

Laminate flooring, Dimplex Quantum electric radiator, pendant light point, TV point, uPVC double glazed sliding doors to garden.

Kitchen Area

Range of light grey wall and base soft close units, three drawer pack and larder cupboard. Integrated Bosch dishwasher, space for washing machine, space for fridge/freezer. Built-in Zanussi oven, built-in Zanussi ceramic hob with glass splashback, contemporary extractor fan over. Wood effect roll edged working surfaces, inset single drainer stainless steel sink unit with pillar mixer tap. uPVC double glazed window to rear with deep sill, inset spotlights, smoke alarm, laminate flooring.

STAIRS TO FIRST FLOOR

Fitted carpet, pendant light point, smoke alarm, exposed pine woodwork.

BATHROOM

White suite comprising low level dual flush close coupled WC, panelled bath with mixer tap, concertina shower screen, thermostatic shower. Inset wash hand basin with mixer tap and pop-up plug, cupboards below. Ceiling light fitting, extractor fan, slate tile effect flooring, fully tiled walls, ladder towel radiator, uPVC velux window.

BEDROOM 2

15' 3" maximum x 14' 6" (4.64m maximum x 4.42m)

Fitted carpet, pendant light point, Creda electric heater, TV point, Velux windows to front and view with countryside views, under eaves storage cupboards.

OUTSIDE

There is parking for two vehicles to the front of the property. The rear garden is still to be completed, but will be fully enclosed and laid to lawn.

SERVICES

Mains electricity. Water is via a bore hole and there is private drainage. Water and private drainage charges are included in the rent.

COUNCIL TAX

Band 'B'

EPC BANDING

Band 'C'

VIEWING

By prior appointment with the Agents - Jefferys (01579 342400)

TENURE

Six months Assured Shorthold Tenancy - unfurnished

RENTAL

£850 per calendar month

DEPOSIT

£980

AVAILABILITY

Available now

RESTRICTIONS

No Pets

Waged Applicants Only

Non Smokers

DIRECTIONS

From Liskeard, take the A38 towards Plymouth. After approximately three miles, opposite The Hayloft Restaurant, take the right hand turning onto the B3251, signposted Looe. Continue along this road and, after a short distance, the entrance to Great Trethewy will be found on the left hand side. Proceed up the driveway and keep to the right at both forks. The property will be found at the end of the second fork.



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. You will be required to provide an up-to-date credit report (Experian, Equifax etc), and provide supporting documentation as listed on the application form. Alternatively you may, if you wish, contact our referencing company direct and instruct them to complete the necessary credit report/references on your behalf.
3. A holding deposit equivalent to one weeks’ rent will be required to secure the property until the referencing process is completed. Upon receipt of satisfactory references you may be offered the tenancy of the property and the holding deposit may be used towards the property deposit. Please note that, should references not be satisfactory due to non-disclosure of adverse credit history, this holding deposit may be forfeit.
4. 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.
5. 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.
6. 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 have to be made for cleaning, repairs or other matters.
7. 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.
8. 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.
9. 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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