



## **DOMELICK MANOR, ST DENNIS PL26 8BY**

### **UNFURNISHED, FULLY REFURBISHED SINGLE-STOREY BARN CONVERSION**

Jefferys are delighted to bring to the market this newly renovated ground floor barn conversion, conveniently located close to the A30 in St Dennis. This property offers modern fixtures and fittings, an open plan living area and character features including wooden beams over the windows.

In brief, the property comprises:-

Open Plan Lounge/Kitchen with Breakfast Bar, Shower Room and One Double Bedroom. An allocated parking space will also be available for the duration of the tenancy.

**Viewing Highly Recommended**

**\*\* VIDEO TOUR AVAILABLE \*\***

**Price: £650pcm**

### **Key Features**

Newly Renovated,  
Including:

New Flooring and  
Carpets  
Newly Fitted Kitchen  
with Breakfast Bar

Allocated Parking  
Available

Located close to the  
A30

EPC 'TBC'

## **ACCOMMODATION COMPRISES:**

(All sizes approximate)

### **Open Plan Lounge/Kitchen**

**18'8" x 12'10" (5.68m x 3.90m)**

Double glazed windows to both front and rear elevation, allowing natural light into the property. Walls painted white. Oak flooring. Ceiling spotlights. Loft hatch. Electric heater.

Range of wall, base and drawer units with grey worktop. Breakfast bar. Built-in electric oven and hob with extractor hood over. Composite sink with drainer. Space and plumbing for washing machine.

### **Hallway**

Walls painted white. Grey fitted carpet. Loft hatch. Doors leading to Shower Room and Bedroom.

### **Shower Room**

**9'11" x 6'7" (3.02m x 2.00m)**

Single glazed window to side elevation. Walls painted white. Grey, wood effect vinyl flooring. Ceiling spotlights. Electric towel rail. Low level flush WC. Wash hand basin with mixer tap. Generous sized shower cubicle with marble effect wall panels. Electric shower.

### **Bedroom One**

**14'2" x 11'7" (4.33m x 3.53m)**

Double glazed windows to both side and rear elevation. Walls painted white. Grey fitted carpet. Pendant light fitting. Electric heater.

### **Exterior**

The property benefits from parking to the front, in a shared parking area with neighbouring properties.

Please note that there is no outside space/gardens with the property.

### **Additional Information**

**EPC 'TBC'**

**Council Tax Band 'TBC'**

**Services** – Mains Electric, Septic Tank for Drainage.

Water Charges Included in Monthly Rental Amount

### **Rent**

£650pcm

### **Deposit**

£750

### **Tenure**

Six Month Assured Shorthold Tenancy – Available for Long Term Let

### **Directions**

From our office in Duke Street, turn right onto South Street. At the roundabout, keep straight and at the next roundabout take the third exit onto the A390. Turn right onto Edgcumbe Road and after approximately three miles turn right towards St Dennis. Bear right onto Rectory Road and, at the traffic lights, drive over the bridge and take the next turning on your right. Take the lane on the right hand side (beside the entrance of DSW) and this will lead to Domellick Manor. You will find the property on your left as you enter the parking area.

### **Viewings**

Strictly by appointment with 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, you will be asked to complete a short application form prior to viewings being arranged.**





**Front Elevation**



**Lounge/Kitchen**



**Lounge/Kitchen**



**Lounge/Kitchen**



**Shower Room**



**Shower Room**



**Bedroom**



**Bedroom**

**St Austell**

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