



Skiber, Upton Cross, Liskeard PL14 5AZ

£1,350 per calendar month

Jefferys ESTABLISHED 1865

Skiber

Upton Cross

Liskeard

PL14 5AZ

Deceptively spacious barn conversion with reverse accommodation to take advantage of the lovely countryside views towards Dartmoor in the distance

- * Entrance Porch * Entrance Hall Area
- * Lounge * Kitchen/Dining Room * Three Bedrooms * En-Suite Shower Room
- * Family Bathroom * Utility Room
- * Beautifully Laid Out Gardens * Garden Shed with Power & Light
- * Underfloor Heating
- * Double Glazing
- * EPC 'E' * Council Tax 'D'
- ** Available Now - Subject to Referencing **

The property is situated a short distance from the centre of Upton Cross and close to unspoilt countryside and easily accessible to Bodmin Moor. It lies roughly midway between the towns of Liskeard and Launceston and within commuting distance of the city of Plymouth. Local amenities include a primary school, a parish church, village hall, 17th century public house and the nationally renowned Sterts Arts Centre with an amphitheatre, gallery and bistro. The larger village of Pensilva is close by and provides a farm shop, small supermarket, medical centre and the Millenium Community Centre. Liskeard (6 miles away) is able to cater for most day-to-day needs with a range of shops, commercial and leisure facilities and main-line railway station with connections to London Paddington and a branch line to the fishing port of Looe.

ENTRANCE PORCH

Glazed, open-fronted entrance porch with paved floor

ENTRANCE HALL AREA

Double glazed entrance doors with full height sidescreens, ceramic tiled floor, ceiling light fitting. Open plan to:

LOUNGE

21' 9" x 17' 0" (6.64m x 5.19m)

Laminate flooring, Large woodburning stove on slate hearth with solid wood units to either side with shelves under. Four double glazed Velux windows offering superb views of Dartmoor in the distance. Ceiling light fitting, pendant light point, BT point, central heating control unit, carbon monoxide alarm, smoke alarm. Undereaves storage cupboard.

KITCHEN/DINER

15' 7" x 15' 6" (4.74m x 4.73m)

Comprehensive range of cream-fronted wall and base units, space for fridge/freezer, dishwasher and fridge, larder cupboard. Inset white ceramic single drainer sink unit with mixer tap, black marble coloured laminate working surfaces, red tiled splashbacks. Cream Britannia range cooker with double oven and gas hobs, Stoves chimney extractor fan over. Two double glazed Velux windows with views across to Dartmoor, two further double glazed windows to front. Ceiling light fitting, smoke alarm, central heating control unit.

STAIRS TO GROUND FLOOR

Fitted carpet, inset light, double glazed Velux window.

HALLWAY

Laminate flooring, two pendant light points, smoke alarm, central heating control unit. Understairs cupboard.

UTILITY ROOM

15' 7" x 6' 7" (4.75m x 2.00m)

White fronted wall and base units, black marble coloured laminate working surfaces, white tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap, space for washing machine, space for tumble dryer. Ceiling light fitting, fluorescent striplight, double glazed window with deep sill, slate tiled floor, waterproof panelling to half height. Cupboard housing underfloor heating controls, storage cupboard, large

shelved cupboard with RCD and electric meter. Door to rear (not for general use) - **Fire Exit only**.

BEDROOM 1

12' 0" x 12' 0" (3.67m x 3.65m)

Laminate flooring, inset lights, two wall light fittings, TV point, heating control unit. Frosted double glazed windows to rear. Walk-in wardrobe cupboard with hanging and shelving, inset light.

EN-SUITE SHOWER

White suite comprising low level dual flush WC, pedestal wash hand basin with pillar mixer tap and pop-up plug, wall mirror with lighting. Large walk-in shower cubicle with shower boarding, sliding glazed door and thermostatic shower fitted. Inset lighting, extractor fan, fully tiled floor, fully tiled walls. Frosted double glazed window to rear with deep window sill.

BEDROOM 2

11' 7" x 7' 10" (3.52m x 2.38m)

Laminate flooring, pendant light point, central heating control unit. Two frosted double glazed windows to rear with deep sills. Built-in wardrobe unit with hanging and shelving.

BATHROOM

White suite comprising low level dual flush WC, ceramic countertop sink on slate stand with contemporary wall hung mixer and taps, bidet with mixer tap and pop-up plug, bath with pop-up plug and contemporary wall hung mixer and taps. Large glazed shower cubicle with thermostatic hand held shower fitted and separate rainfall head. Extractor fan, fully tiled floor, fully tiled walls, large wall mirror with lighting. Ceiling light fittings, two wall light fittings, central heating control unit, double glazed window to front.

BEDROOM 3

11' 11" x 8' 4" (3.62m x 2.55m)

Laminate flooring, pendant light point, double glazed doors to front, double glazed windows to front.

OUTSIDE

The gardens are a particular feature of the property with paved pathways bounded by enclosed and raised beds with a profusion of established shrubs, plants and flowers. There is a

paved patio area with pergola, further pergola overlooking the lawn and with views towards Dartmoor in the distance. Garden shed, greenhouse and large garden shed with power and lighting. The garden is fully enclosed by wooden fencing, offering a high degree of privacy.

SERVICES

Mains water and electricity. Oil fired central heating, private drainage, LPG gas to hobs.

COUNCIL TAX

Band 'D'

EPC RATING

Band 'E'

RENT

£1,350 per calendar month

DEPOSIT

£1,557

VIEWING

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

DIRECTIONS

From Liskeard, proceed along the B3254 Launceston Road for approximately six miles. On reaching Upton Cross, continue past The Caradon Inn and Sterts Theatre. Skiber will be found shortly after, on the right-hand side by the double triangle just before Little Upton Court.



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 four 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.



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

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

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