



Flat 3 The Old Bakehouse, Liskeard PL14 3AN

£625 per calendar month

ESTABLISHED 1865
Jefferys

The Old Bakehouse

Liskeard
PL14 3AN

Well presented two bedroom second floor flat, situated in the centre of town

* Fully fitted kitchen/living room

* Two Bedrooms

* Shower Room/WC

* Gas Fired Central Heating

* Insulated to a Very High Standard to Achieve Maximum Heat Retention

* EPC 'C'

* Council Tax 'A'

* Available Now, Subject to Referencing *

The Flats are located close to the centre of the expanding market town of Liskeard. The town centre is literally just a two-minute walk away. The Flats were refurbished to an extremely high standard with the ceilings, walls and flooring well insulated to achieve maximum heat retention and soundproofing. The kitchen fittings are also to a high standard.

The accommodation comprises:

GROUND FLOOR

SHARED ENTRANCE FOYER/HALLWAY

Intercom doorbell, shared stairway leading to the First and Second Floor Flats.

ENTRANCE HALL

Radiator, laminate flooring, inset ceiling spotlights.

KITCHEN/LOUNGE

14' 4" x 12' 6" (4.37m x 3.81m).

Double glazed windows to the front and side with views over the town. Kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under and tiling behind, built-in stainless steel electric oven and ceramic hob with extractor over, built-in fridge/freezer, built-in washer/dryer, inset stainless steel sink unit, two radiators, partly tiled walls, laminate flooring, pendant light point.

BEDROOM 1

16' 1" x 9' 9" (4.90m x 2.97m).

Double glazed windows to the front and rear, built-in wardrobe, two radiators, laminate effect flooring.

BEDROOM 2

9' 6" x 6' 1" (2.89m x 1.85m).

Double glazed window to front, radiator, built-in wardrobe with wall mounted gas fired combination boiler (heats water and radiators), laminate effect flooring.

SHOWER ROOM

Tiled shower cubicle, pedestal wash hand basin, low level WC, ceramic tiled flooring, heated towel radiator, extractor fan.

OUTSIDE

Shared drying area.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating system. Door intercom.

COUNCIL TAX

Band 'A'

EPC RATING

Band 'C'

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy

RENTAL

£625 per calendar month

DEPOSIT

£721

RESTRICTIONS

Non Smokers.

No pets due to being an upper floor flat

DIRECTIONS

From The Parade in Liskeard, proceed down Pike Street. Continue straight ahead and proceed up Castle Hill. The Old Bakehouse Flats are on the right hand side of the roadway.



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 tenable 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.



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