



7/JUL/2015

Myrtle Cottage, Lanreath, Looe PL13 2NU  
£975 per calendar month

**Jefferys** ESTABLISHED 1865

# Myrtle Cottage

Lanreath

Looe

PL13 2NU

A deceptively spacious three bedroom character cottage in this sought after rural village

\* Utility Room \* Kitchen \* Lounge with feature fireplace & Dining Area \* Two Bedrooms to First Floor \* Bathroom \* Attic Bedroom Three \* Good sized Gardens \* Garage \* Oil Fired Central Heating \* uPVC Double Glazing \* Lovely Countryside Views \* EPC 'E' \* Council Tax 'C' \* Available Now \*

The property is situated in the popular village of Lanreath, some five miles from the fishing port/coastal town of Looe. The village retains a Post Office and general stores and a thriving community.

## THE ACCOMMODATION COMPRISES:

### UTILITY ROOM

**10' 3" x 6' 10" (3.12m x 2.09m)**

uPVC half glazed entrance door with obscure glazing, range of white fronted base units with dark grey roll edged worktops over, tiled splashbacks, Grant oil fired condensing boiler. uPVC double glazed window, ceiling light fitting, radiator, space and plumbing for washing

machine. Built-in cupboard with shelving, vinyl flooring, space for fridge/freezer. Multi-paned half glazed door to:

### KITCHEN

**8' 11" x 7' 9" (2.71m x 2.37m)**

Range of matching white base units with dark grey roll edged worktops over and tiled splashbacks, single drainer stainless steel sink unit with mixer tap and refuse trap. Laminate effect flooring, uPVC double glazed window, uPVC half glazed entrance door, ceiling light fitting. Built-in Prima electric oven with four ring hob and extractor hood over, space for fridge. Small breakfast bar area, radiator. Archway through to:

### LOUNGE/DINER

**20' 9" x 13' 5" (6.32m x 4.09m) overall.**

Dual aspect room with two uPVC double glazed windows, fitted carpet, two pendant light points, two radiators, feature stone room divider with seating to lounge area, feature stone fireplace (non-operational) with wooden shelves and inset display niches, stone hearth. uPVC double glazed entrance door, overhead locker housing RCD and electricity meters, TV point, telephone point.

### STAIRS TO FIRST FLOOR

Fitted carpet

### MAIN LANDING

Fitted carpet, pendant light point. Steps down to:

### LOWER LANDING

uPVC double glazed window with obscure glazing, two built-in storage cupboards, pendant light point. Stairs to Second Floor.

### BEDROOM 1

**13' 1" x 10' 6" (3.99m x 3.21m) maximum.**

Fitted carpet, radiator, pendant light point, lazy pull light cord. uPVC double glazed window with deep sill and glorious views over open countryside.

### BEDROOM 2

**9' 11" x 8' 2" (3.03m x 2.48m)**

Fitted carpet, radiator, pendant light point, lazy pull light cord, uPVC double glazed window with deep sill.

### BATHROOM

White suite comprising pedestal wash hand basin with mixer tap and pop-up plug, tiled splashback, low level flush WC, panelled bath with fully tiled surround, glazed shower screen and thermostatic shower fitted. Radiator, ceiling light fitting, tooth mug holder, towel ring.

### STAIRS TO SECOND FLOOR

Fitted carpet, pendant light point and small secondary landing area.

### BEDROOM 3

**13' 11" x 11' 8" (4.25m x 3.55m) maximum.**

Fitted carpet, pendant light point, radiator, two uPVC double glazed windows taking advantage of the lovely countryside views, telephone extension point. Feature leaded light window to small landing.

### OUTSIDE

The property is surrounded by mature, partially enclosed gardens laid to lawns with many flowering plants and shrubs, patio area and pathways. Oil tank.

### GARAGE

Single garage with metal up-and-over door. Parking area to front.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band 'C'

### **EPC BANDING**

Band 'E'

### **VIEWING**

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

### **TENURE**

Available for long term let but initially a six months' Assured Shorthold Tenancy - unfurnished.

### **RENTAL**

£975.00 per calendar month

### **DEPOSIT**

£1,125

### **RESTRICTIONS**

Strictly No Dogs  
Non Smokers

### **AVAILABILITY**

Available now.

### **DIRECTIONS**

Upon entering Lanreath, bear left by The Punchbowl Inn and continue along Court Meadow Road. Take the second turning on the right hand side into Meadow Road and the entrance to Myrtle Cottage will be found immediately on the left.



## **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.



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