



Carwen Cottage, Lanreath, Looe PL13 2PD

£1,450 per calendar month (to include Water & Drainage)

Jefferys ESTABLISHED 1865

Carwen Cottage

Lanreath

Looe

PL13 2PD

Well presented detached property,
surrounded by rolling countryside and
with no near neighbours

- * Entrance Hall
- * Cloakroom
- * Open Plan Lounge/Diner with recently
fitted Kitchen
- * Three Bedrooms
- * Bathroom
- * Workshop * Shed
- * Expansive Gardens
- * Parking
- * Water & Drainage Included
- * Available now - Subject to Referencing

SITUATION

The property is situated in a very quiet area with the only neighbour being the farm up the lane. The popular village of Lanreath is within a couple of miles and retains a Post Office and general stores and a thriving community. The local fishing port and coastal town of Looe is some eight miles distant whilst the main shopping centre of Liskeard is within easy reach.

ENTRANCE HALL

uPVC half glazed entrance door, laminate effect vinyl flooring, pendant light point, uPVC double glazed window. Space and plumbing for washing machine, access to loft space, door to understairs storage area.

CLOAKROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with pop-up plug and mixer tap, laminate effect vinyl flooring. Pendant light point, uPVC double glazed window with obscure glazing, toilet roll holder, towel ring, wall mirror.

KITCHEN AREA

18' 1" x 7' 3" (5.52m x 2.21m) minimum

Range of recently fitted pale blue fronted wall and base units, wood effect roll edged working surfaces with upstands, inset single drainer stainless steel sink unit with mixer tap. Space for dish washer, space for electric oven with stainless steel chimney extractor hood over. Large shelved larder cupboard. Smoke alarm, inset lighting, under unit lighting, laminate effect vinyl flooring. Two uPVC double glazed windows, large storage cupboard. Matching centre island with base cupboards and seating. Stable door leading from Entrance Hall.

LOUNGE/DINER AREA

23' 1" x 12' 6" (7.03m x 3.82m)

Laminate effect vinyl flooring, smoke alarm, two pendant light points. uPVC double glazed bay window enjoying superb countryside views, uPVC double glazed doors to Garden, uPVC double glazed window to front. Two Quantum Dimplex electric heaters, TV aerial point, recess with cupboards above and below.

STAIRS AND LANDING

Fitted carpet, two pendant light points, uPVC double glazed window to front. Smoke alarm, access to loft space, Quantum Dimplex electric heater. Cupboard housing hot water cylinder and immersion heater.

BEDROOM 1

11' 1" x 9' 2" (3.38m x 2.79m)

Fitted carpet, pendant light point, Rointe Kyros electric heater. uPVC double glazed windows enjoying superb countryside views.

BEDROOM 2

12' 5" x 11' 5" (3.78m x 3.48m)

Fitted carpet, pendant light point, Rointe Kyros electric heater. uPVC double glazed windows, again taking full advantage of the lovely views.

BEDROOM 3

8' 3" x 8' 0" (2.52m x 2.44m) excluding recess

Fitted carpet, pendant light point, Rointe Kyros electric heater, recess with fitted shelving. uPVC double glazed window with lovely views over the Garden.

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with pop-up plug and mixer tap, panelled bath with mixer shower attachment. Part tiled walls, vinyl flooring, shower curtain rail, heated towel radiator. Toilet roll holder, ceiling light fitting, shaver socket, Dimplex wall heater. uPVC double glazed window with obscure glazing.

OUTSIDE

The property is approached via the good sized parking area and through the gateway. There is a concrete pathway which leads down to the front door and encompass the whole of the property. There is a Workshop together with a Garden Shed. The gardens are a particular feature of the property being mainly laid to lawn and bounded by mature shrubs. The garden is divided by mature shrub hedges into three distinct areas, which allows for complete privacy as well as providing very usable spaces for entertaining. The gardens take full advantage of the lovely rolling countryside which surrounds the property.

TENURE

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

RENT

£1,450

DEPOSIT

£1,673

SERVICES

Mains electricity. Water and drainage included.

EPC RATING

Band 'C'

COUNCIL TAX

Band 'D'

VIEWING

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

DIRECTIONS

Upon nearing Lanreath on the B3359, take the right hand turning beforehand, signposted Polruan, Bodinnick and Lerryn. Continue along this road for approximately 2 miles, taking the third left turning. Proceed down this lane and the property will be found after a short distance on the left hand side.



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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