



Nine Oaks, St Ive, Liskeard PL14 3NG

£2,000 per calendar month

Jefferys ESTABLISHED 1865

Nine Oaks

St Ive

Liskeard

PL14 3NG

Spacious and well presented detached family home, with no near neighbours, in a peaceful rural location. Nine Oaks has the benefit of reverse accommodation to take full advantage of the superb views towards Dartmoor, Kit Hill, Caradon Hill and the surrounding countryside.

* Entrance Porch * Entrance Hall 1 * Bathroom
* Utility Room * Bedroom 6/Office
* Playroom/Lounge 2 * Entrance Hall 2
* 4 Ground Floor Bedrooms * Open Plan
Kitchen/Dining Area/Lounge with woodburner
& French Doors to Sun Balcony
* Master Bedroom * En-Suite Shower Room
* Double Garage * Good sized Gardens with
Parking * Large Double Garage * uPVC Double
Glazing * LPG heating (underfloor heating to
the Ground Floor) * Private Drainage
* EPC 'D' * Council Tax 'D'
* Available Now - Subject to Referencing
* Viewing Essential *

Nine Oaks is situated on the outskirts of small village of St Ive, midway between the towns of Callington with its supermarkets, doctors and schooling and the market town of Liskeard, again with a good range of shopping facilities and leisure centre together with main-line railway station to London (Paddington). The A38 trunk road links Liskeard to Plymouth, which is approximately eighteen miles distant.

The spacious accommodation comprises:

ENTRANCE PORCH

uPVC entrance door with inset obscure glazed pane, slate flagstone floor, wall coach light fitting. Two wood coloured uPVC double glazed windows to either side. Half glazed multi-pane wooden door to:

ENTRANCE HALLWAY - 1

Laminate effect vinyl flooring, inset lighting, uPVC double glazed window to front, smoke alarm. Feature fireplace with cloam oven, tiled hearth, granite mantel and wood burning stove. Large understairs cupboard.

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap and pop-up-plug, p-shaped bath with mixer shower attachment, glazed shower screen, fully tiled surround. Wall mirror, tiled floor, ladder towel radiator, ceiling light fitting, extractor fan, shelved unit. uPVC double glazed window with obscure glazing and small tiled sill.

UTILITY ROOM

Tiled floor, inset lighting, wall shelf. Space and plumbing for washing machine with working surface over, space for tumble dryer. uPVC double glazed window with obscure glazing.

BEDROOM 6/OFFICE

11' 9" x 9' 8" (3.58m x 2.95m) maximum

Fitted carpet, pendant light point. uPVC double glazed window to rear.

LOUNGE 2/PLAYROOM

15' 8" x 14' 4" (4.78m x 4.36m)

Laminate effect vinyl flooring, inset lighting, light tunnel, uPVC double glazed windows to rear.

ENTRANCE HALLWAY - 2

Laminate effect vinyl flooring, three pendant light points. uPVC double glazed window borrowing light from the Playroom. Built-in cupboard housing underfloor heating controls and RCD.

BEDROOM 2

12' 2" x 9' 7" (3.71m x 2.91m)

Fitted carpet, pendant light point. uPVC double glazed window to front.

BEDROOM 3

17' 7" x 9' 4" (5.37m x 2.85m)

Fitted carpet, inset lighting. uPVC double glazed window to rear.

BEDROOM 4

13' 6" x 12' 6" (4.12m x 3.82m)

Laminate effect vinyl flooring, inset lighting. uPVC double glazed windows to front overlooking the garden. Doorway giving access to the Double Garage.

BEDROOM 5

9' 6" x 7' 9" (2.89m x 2.36m)

Fitted carpet, pendant light fitting. uPVC double glazed window to front.

STAIRS TO FIRST FLOOR

Fitted carpet.

OPEN PLAN KITCHEN/DINER/LOUNGE

33' 1" x 12' 5" (10.08m x 3.78m)

Light and airy triple aspect room with exposed beams and A-frames.

Kitchen Area

Range of solid wood-fronted wall and base unit, open-fronted shelving units and glass fronted dresser unit. Roll edged working surfaces, inset one and a half bowl stainless steel sink unit with mixer tap. Built-in Hotpoint oven, Flavel Milano 100 range-style electric double oven and grill with ceramic hob and hot plate, glass and stainless steel chimney extractor hood. Space for fridge, space for dishwasher. Laminate effect vinyl flooring, 6-spot light fitting. uPVC double glazed windows to rear and side enjoying superb views over the surrounding fields.

Dining Area

Laminate effect vinyl flooring, two pendant light fittings, two wall uplighters, two radiators, smoke alarm. uPVC double glazed windows to side overlooking the garden and fields beyond.

Lounge Area

Fitted carpet, three wall uplighters, one wall light fitting. Feature stone fireplace with woodburner on a slate hearth and granite mantel. uPVC double glazed French doors giving access to the sun balcony, enjoying superb views over the surrounding farmland towards Dartmoor, Kit Hill and Caradon Hill.

MASTER BEDROOM

18' 6" x 13' 2" (5.64m x 4.01m)

Fitted carpet, inset lighting, smoke alarm, two radiators. uPVC double glazed windows to front and side enjoying the wonderful far-reaching countryside views.

EN-SUITE SHOWER

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and cupboards below, large wall mirror above with shelves and vanity light. Walk-in shower cubicle with thermostatic shower fitted, dual hand held shower head and rainfall head, glazed

folding doors and shower board surround. Tiled flooring, ladder towel radiator, inset lighting, extractor fan. uPVC double glazed window with obscure glazing.

OUTSIDE

The property is approached via double wooden gates, which give access to a good sized driveway/parking area. The garden is of a very good size, laid to lawn, with shrub and hedge boundaries and established flower beds.

DOUBLE GARAGE

21' 5" x 17' 0" (6.53m x 5.18m)

Pair of electric roller doors, courtesy door, concrete flooring, power and lighting.

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy - Landlord flexible regarding furnishings

RENTAL

£2,000 per calendar month.

DEPOSIT

£2,300

COUNCIL TAX

Band 'D'

EPC RATING

Band 'D'

SERVICES

Mains water and electricity. Bulk LGP tank, private drainage.

DIRECTIONS

From Liskeard, take the A390 towards Callington. Continue through St Ive and, after approximately half a mile, turn right (by a prominent gravelled lay-by area). continue for approximately thirty yards and go straight across the crossroad. Continue for approximately quarter of a mile, and take the right hand turning. The entrance to Nine Oaks will be found almost 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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