



4 Eastern Avenue, Liskeard PL14 3TD

£795 per calendar month

Jefferys ESTABLISHED 1865

4 Eastern Avenue

Liskeard

PL14 3TD

Well presented semi-detached property situated close to local amenities.

* Entrance Hallway * Lounge * Newly Fitted Kitchen/Diner * Two Bedrooms
* Bathroom * Garage & Parking
* Enclosed Garden * New Floor Coverings * Newly Decorated * EPC 'C'
* Council Tax 'B' * Available Now *

The property occupies a convenient position close to town with easy access to the A38. Liskeard is a busy market town on the edge of Bodmin Moor with its rugged scenery and potential for numerous recreational pursuits. There is some of the finest coastal scenery in the county within a short distance including the popular resorts of Looe and Polperro.

The accommodation comprises:

ENTRANCE HALL

uPVC double glazed entrance door, tiled floor, uPVC double glazed windows to front and side, inset lighting, meter box. Multi-pane wooden door to:

LOUNGE

13' 8" x 11' 7" (4.16m x 3.54m)

Fitted carpet, radiator, pendant light fitting, smoke alarm, RCD, TV point, telephone point, OpenReach modem, central heating thermostat. uPVC double glazed window to front, stairs to First Floor.

KITCHEN/DINER

13' 9" x 8' 11" (4.19m x 2.71m)

Newly fitted range of grey gloss fronted wall and base units, wood coloured working surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Fluorescent striplight, smoke alarm, space for oven, washing machine and fridge/freezer. Radiator, extractor fan, carbon monoxide alarm, laminate effect vinyl flooring, telephone point. uPVC double glazed windows to rear, uPVC double glazed patio doors to rear Garden. Built in cupboard housing Worcester gas fired boiler.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, pendant light point, smoke alarm, hatch to loft space. uPVC double glazed window to side.

BEDROOM 1

11' 8" x 10' 6" (3.56m x 3.19m)

Fitted carpet, radiator, pendant light point, telephone point. uPVC double glazed window to front. Built-in wardrobe cupboard with hanging and shelf. Built-in cupboard with slatted shelving.

BEDROOM 2

8' 11" x 6' 11" (2.72m x 2.11m)

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

BATHROOM

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and pop-up plug and cupboards below, mirror fronted wall cabinet over. Large glazed walk-in shower with thermostatic shower fitted, hand held shower and fixed rainfall head. Ceiling light fitting, ladder towel radiator, extractor fan. Fully tiled walls, tile effect vinyl flooring. uPVC double glazed window to rear with obscure glazing.

OUTSIDE

Gardens to the front of the property are laid to lawn with flower borders. Tarmac parking area to the side of the property with paved steps leading to the front door. The rear garden is fully enclosed with wooden fencing and laid to lawn with shrubs and flower borders. Paved patio area and pathway give access to the Garage courtesy door. Wrought iron gateway leads to the parking area.

GARAGE

Metal up and over door, power and lighting. Workbench. Courtesy door to rear Garden

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy -
Unfurnished.

RENTAL

£795 per calendar month

DEPOSIT

£917

COUNCIL TAX

Band 'B'

EPC

Band 'C'

SERVICES

All mains services are connected.

DIRECTIONS

Take the A390 roadway towards Callington. At the mini roundabout, turn right and then immediately left into Pengover Road. Follow Pengover Road and take the third turning to the right into Tregartha Way. Turn right again into Eastern Avenue and the property will be found immediately on your right-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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