



JERYON CLOSE, ST AUSTELL PL25 3TT

UNFURNISHED, DETACHED FIVE BEDROOM PROPERTY

Jefferys are delighted to present this versatile detached house to let in the Carclaze area of St Austell, within walking distance of amenities. This property boasts a large double garage with driveway parking for multiple vehicles and enjoys fabulous sea views due to its elevated position.

In brief, the property comprises:-

Ground Floor

Entrance Hallway, Kitchen, Lounge, Dining Room, Sunroom/Conservatory, Bathroom and Two Bedrooms/Reception Rooms.

First Floor

Three Bedrooms (Principal with Ensuite), Dressing Room/Playroom and Bathroom.

Viewing Highly Recommended

Video Tour Available

Price: £1600pcm

Key Features

Large Double Garage
& Driveway

Fabulous Sea Views

Versatile Living Space

Modern Kitchen with
Built-In Appliances

Generous Front and
Rear Gardens

EPC 'C'

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hallway

uPVC door with double glazed glass panels to rear elevation. Part neutral wallpaper, part painted peach. Fitted carpet. Ceiling and wall light fittings. Radiator. Large, built-in storage cupboards.

Bedroom One/Reception Room

13'0" x 10'2" (3.96m x 3.09m)

uPVC double glazed window to rear elevation with blinds. Neutral wallpaper with green feature wall. Pale green fitted carpet. Ceiling light fitting.

Kitchen

23'4" x 12'11" (7.10m x 3.93m) Max.

uPVC windows to side and front elevation with blinds. Walls part tiled (white), part painted (white) with orange splashback panels. Wood effect flooring. Ceiling spotlights. Granite worktops. Breakfast bar. White fronted base, drawer and wall units. Built-in oven. Built-in gas hob with extractor over. Two undercounter free-standing fridges and two undercounter free-standing freezers included. Dishwasher. Washing machine. Two radiators.

Lounge

21'11" x 12'10" (6.67m x 3.90m)

uPVC window to front elevation with blinds. uPVC doors to sunroom/conservatory. Part painted neutral, part painted peach. Fitted carpet. Ceiling and wall light fittings. Two radiators. Feature fire with surround – *disconnected and not in use*.

Sunroom/Conservatory

26'1" x 8'2" (7.96m x 2.48m)

uPVC double glazed windows with blinds and two doors to front elevation. Tiled flooring. Wall light fittings. Boasts beautiful sea views.

From Hallway:-

Bathroom

10'11" x 5'1" (3.32m x 1.55m)

uPVC double glazed window to rear elevation with blind. Dark green and white tiled walls. Tiled flooring. Sensor ceiling light fitting. Vanity unit with wash hand basin, mirror and built-in shelving. Low level WC. Panelled bath with jacuzzi jets. Separate shower cubicle with electric shower. Storage cupboard. Extractor fan. Towel rail.

Bedroom Two/Reception Room

14'0" x 10'6" (4.26m x 3.21m)

uPVC double glazed window to rear and side elevation with blinds. Neutral painted walls. Pale green fitted carpet. Ceiling light fitting. Radiator.

Dining Room

16'3" x 10'7" (4.96m x 3.23m)

uPVC windows to side and front elevation. uPVC door leading to sunroom/conservatory. Neutral wallpaper. Pale green fitted carpet. Ceiling and wall light fittings. Radiator. Electric fire with surround – *disconnected and not in use*.

Stairs and Landing

uPVC double glazed window to rear elevation. Velux roof window to rear elevation. Walls painted peach. Fitted carpet. Ceiling light fitting. Airing cupboard housing water tank and shelves.

To the right:-

Bathroom

9'11" x 6'4" (3.02m x 1.93m)

Velux roof window to rear elevation. Part neutral tiles, part neutral wallpaper. Wood effect laminate. Vanity unit with wash hand basin, mirror and built-in shelving. Low level WC. Corner shower cubicle. Ceiling light fitting. Extractor fan. Towel rail.

Bedroom Three

17'2" x 16'10" (5.22m x 5.12m) Max.

uPVC double glazed windows to front and side elevation with blinds. Lilac painted walls with feature wall. Pale pink fitted carpet. Ceiling and wall light fittings. Built-in wardrobes. Built-in storage beneath window. Two built-in storage cupboards – *one locked and not available to use*. Radiator.

Ensuite

6'4" x 5'9" (1.92m x 1.76m)

Part neutral tiles, part wallpaper. Wood effect laminate. Ceiling spotlights. Vanity unit with wash hand basin with mirror over. Low level WC. Extractor fan. Storage space in eaves.

Bedroom Four

16'11" x 14'1" (5.16m x 4.30m) Max.

uPVC double glazed window to front elevation with blinds. Neutral painted wallpaper. Cream fitted carpet. Ceiling light fitting. Built-in wardrobe and dressing table with mirror. Storage cupboard in eaves. Radiator.

Dressing Room/Playroom

13'0" x 10'9" (3.96m x 3.28m)

uPVC double glazed window to rear elevation with blinds. Walls painted peach. Fitted carpet. Ceiling light fitting. Two storage cupboards in eaves. Radiator.

Bedroom Five

17'0" x 9'5" (5.19m x 2.86m) Max.

uPVC double glazed window to front elevation with blinds. Pale blue, floral wallpaper. Fitted carpet. Ceiling light fitting. Built-in wardrobes. Radiator.

Garage & Parking**23'10" x 19'11" (7.27 x 6.08m)**

Driveway parking for multiple vehicles.

Garage – Two electric roller doors to front elevation. uPVC windows to rear elevation. Stairs leading to uPVC door to rear elevation and internal door to kitchen.

Exterior

The property benefits from generous sized gardens to both the front and rear.

The front of the property is mainly laid to lawn with mature, bordering hedges. From the front, you can access the sunroom, driveway parking and double garage.

To the rear of the property you will find a number of mature shrubs and hedging. Mainly laid to lawn, with newly planted trees and bordering flower beds. Steps lead up to a gated entrance for access to main road. The property also boasts a generous sized greenhouse to the side and a shed for storage.

Additional Information**EPC 'C'****Council Tax Band 'E'****Services** – Mains Gas, Mains Electric, Mains Drainage, Solar Panels**Tenure**

6 Months Assured Shorthold Tenancy

Rent

£1600pcm

Deposit

£1846.00

Viewings

Strictly by appointment with the managing agent Jefferys Ltd. If you would like to view this property please contact out St Austell office on **01726 73483**.

Please note that you will be asked to complete a short application form prior to being offered a viewing.



Rear Garden



Sunroom/Conservatory



Lounge



Lounge



Kitchen



Kitchen



Bedroom Three (First Floor)



Bedroom Four (First Floor)



Bedroom One/Reception Room (Ground Floor)



Bedroom Five (First Floor)




Bathroom (First Floor)



Far Reaching Sea Views



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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