



## **GLENTOWAN ROAD, PENTEWAN PL26 6DB**

### **UNFURNISHED, TWO BEDROOM FARMHOUSE**

Jefferys are delighted to offer this unfurnished, two bedroom farmhouse to let. The property boasts beautiful views over the valley and is situated in the sought after coastal location of Pentewan.

In brief, the property comprises:-

Kitchen, Dining Room, Lounge, Bathroom, Two Bedrooms PLUS a Dressing Room/Study. The property benefits from a parking space to the side, together with a small garden area to the front which could also be used for additional parking.

Please note, access is difficult for those with larger vehicles due to a narrow private lane to the property.

**Viewing Essential**  
**\*\* Video Tour Available \*\***

**Price: £1,100pcm**

### **Key Features**

Valley Views

Sought After Coastal  
Location

Front Garden

Allocated Parking

Freshly Painted Walls  
Throughout

EPC 'E'

## ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Access can be gained via kitchen or lounge doors.

### Kitchen

**10'10" x 7'8" (3.30m x 2.33m)**

Partially glazed uPVC door. uPVC double glazed window to front elevation. Grey floor tiles. Part tiled walls, part painted white. Pendant light fitting. Night storage heater. Range of wall, base and drawer units with wooden fronts. Stainless steel sink with drainer. Electric freestanding cooker. Fridge/freezer.

Single step up to:-

### Dining Room

**12'10" x 9'8" (3.90m x 2.94m)**

uPVC double glazed window to front elevation. Neutral fitted carpet. Walls painted white. Pendant light fitting. Electric heater.

### Lounge

**15'3" x 12'11" (4.64m x 3.93m)**

Partially glazed uPVC door. uPVC double glazed window to front elevation. Neutral fitted carpet. Walls painted white. Pendant light fitting. Electric heater. Woodburner (*not currently in use*). Under stairs storage.

### Stairs and Landing

uPVC double glazed window to rear elevation. Neutral fitted carpet. Walls painted white. Pendant light fitting. Loft hatch.

### Bedroom One

**13'0" x 9'9" (3.95m x 2.96m)**

uPVC double glazed window to front elevation boasting countryside views. Neutral fitted carpet. Walls painted white. Pendant light fitting. Electric heater. Built in shelves.

### Bathroom

**9'9" x 8'9" (2.97m x 2.66m) Max.**

uPVC double glazed window to front elevation. Pebble effect vinyl. Walls part tiled, part painted grey. Ceiling light fitting. Wall mounted fan heater. Low level flush WC. Ceramic pedestal wash hand basin. Bath with shower over. Cupboard housing water tank.

### Bedroom Two

**13'0" x 8'7" (3.96m x 2.62m)**

uPVC double glazed window to front elevation. White painted floorboards. Walls painted white. Pendant light fitting. Night storage heater.

Door with single step down leading into:-

### Dressing Room/Study

**14'10" x 7'10" (4.51m x 2.39m) Max.**

uPVC double glazed window to front elevation. Neutral, newly fitted carpet. Wallpapered walls painted magnolia. Pendant light fitting. Night storage heater.

### Exterior

Access to the property is via a private, narrow lane which leads to Glentowan Farmhouse and the neighbouring property. Not suitable for large/wide vehicles.

The property benefits from a parking space to the side and a lawn area to the front of the property, boasting valley views. Tenants can make use of the garden for additional parking if required.

### Additional Information

**EPC 'E'**

**Council Tax Band 'C'**

**Services** - Mains Electric (Economy 7), Septic Tank Drainage and Mains Water. Water supply shared with neighbouring property, water charges calculated between occupiers.

### Rent

£1,100pcm

### Deposit

£1,269.00

### Tenure

6 Month Assured Shorthold Tenancy

### Directions

When you reach the village of Pentewan, pass 'Into the Woods' and drive over the bridge. Follow the road until you reach The Square, turn left onto Glentowan Road and when you reach the end, take the private lane on the left-hand side. The first property you come to is Glentowan Farmhouse.

*Please note, access is difficult for large/wide vehicles.*

### Viewings

Strictly by appointment with managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the St Austell office on **01726 73483**.

**Please note, you will be asked to complete an application before being offered a viewing.**





**Front Elevation**



**Front Garden**



**Kitchen**



**Dining Room**



**Lounge**



**Bathroom**

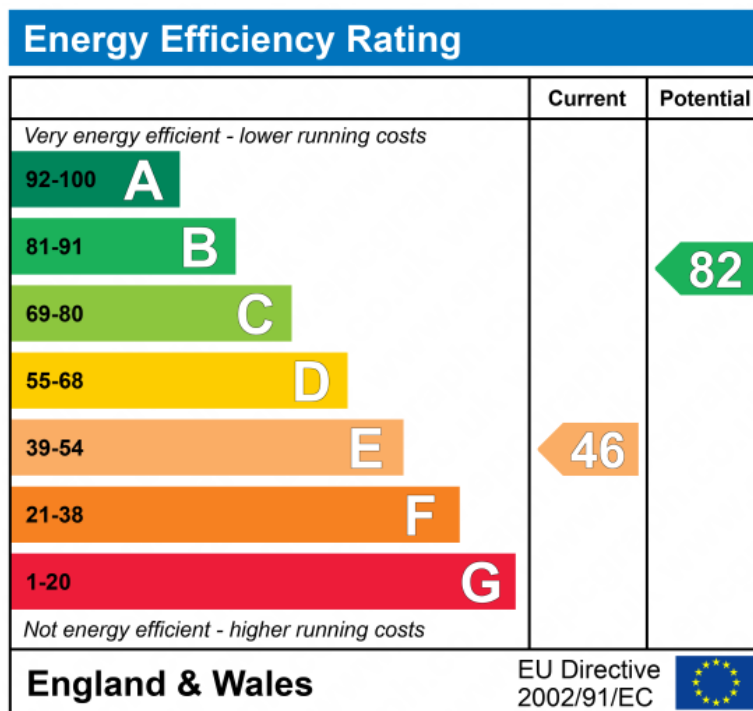


**Bedroom One**



**Bedroom Two**





#### St Austell

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