



2 Mews Court, Menheniot, Liskeard PL14 3QW

£995 per calendar month

Jefferys ESTABLISHED 1865

2 Mews Court

Menheniot

Liskeard

PL14 3QW

A well presented three bedroom semi-detached house, situated in a quiet residential area, in this sought after village

- * Entrance Porch * Kitchen/Breakfast Room * Lounge * Conservatory
- * Bathroom * Courtyard Rear Garden
- * Garage in a Separate Block
- * EPC 'E' * Council Tax 'C'
- * Viewing Highly Recommended *

The popular village of Menheniot provides a good range of facilities, including a general store/post office, village hall, primary school, public house, The Hayloft Restaurant and church. The market town of Liskeard is approximately three miles distant, providing a range of shopping, schooling, business and leisure facilities as well as a main-line railway station connecting to London (Paddington) via Plymouth. The city of Plymouth, the main retail centre for the area, is approximately thirty minutes' car journey and offers an extensive range of facilities together with rail, airport and ferry links.

The accommodation comprises:

ENTRANCE PORCH

uPVC double glazed front door with obscure glazed insert, fitted carpet, ceiling light point, Half glazed multi-pane door to:

KITCHEN/BREAKFAST ROOM

Breakfast Area

11'0" x 9'4" (3.35m x 2.84m).

Vinyl flooring, 3-spot ceiling light fitting, two wood fronted base units with roll edged worksurface, space and plumbing for washing machine, two wall glass fronted display cupboards, night storage heater, breakfast bar with two glass fronted display cupboards.

Kitchen Area

8'9" x 9'3" (2.66m x 2.82m).

Range of wood fronted wall and base units, four-drawer pack, roll edged worksurfaces over, tiled walls, one and a half bowl acrylic sink with mixer tap, space for cooker, space for fridge, built-in freezer, pendant light point. Half glazed multi-paned door to:

LOUNGE

19' 9" (excluding bay) x 10' 7" (6.02m x 3.22m)

Fitted carpet, two night storage heaters, 4-spot ceiling light fitting, tiled bay window to front. Feature fireplace with stone surround and hearth with wooden mantle over housing electric wood-effect stove. Understairs storage cupboard, stairs to First Floor. Double doors leading to:

CONSERVATORY

12' 0" x 6' 1" (3.65m x 1.85m)

uPVC double glazed windows, polycarbonate roof, tiled floor. uPVC double glazed doors to rear Garden.

STAIRS TO FIRST FLOOR

Fitted carpet, smoke alarm, uPVC double glazed window to half landing.

FIRST FLOOR LANDING

Fitted carpet, pendant light point, access to loft space. Airing cupboard factory lagged hot water cylinder, immersion heater and shelving.

BEDROOM 1

7' 4" x 5' 4" (2.23m x 1.62m)

Fitted carpet, pendant light point, uPVC double glazed window to side, large built-in locker cupboard.

BEDROOM 2

10' 9" x 10' 6" (3.27m x 3.20m)

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

BEDROOM 3

10' 9" x 9' 5" (3.27m x 2.87m)

Fitted carpet, night storage heater, pendant light point, uPVC double glazed window to front, large built-in cupboard with shelving.

BATHROOM

Pale mushroom coloured suite comprising low level flush WC, pedestal wash hand basin and panelled bath with fully tiled shower area, glazed shower screen and Triton shower fitted. Vinyl flooring, uPVC double glazed window to rear with obscure glazing, inset spotlights. Vanity unit with cupboards under and wall mirror with vanity light over, heated towel rail.

OUTSIDE

The property is approached via a tarmac pathway bounded by lawned areas to both sides with shrubs and flowers, enclosed within a brick wall. A pathway to the front of the property leads around to the side and a wooden gate, which gives access to the rear courtyard garden. The rear garden is paved, with gravel areas and raised flower beds.

GARAGE

The garage is situated in a separate garage block and has a metal up-and-over door, power and lighting. **Please note that there is an additional £20 per month payable to cover the standing charge for electricity to the Garage.**

COUNCIL TAX

Band 'C'

EPC BANDING

Band 'E'

TENURE

Six months Assured Shorthold Tenancy - Unfurnished

RENT

£995 per calendar month

DEPOSIT

£1148

RESTRICTIONS

Non Smokers

Pets at Landlords Discretion

VIEWING

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

DIRECTIONS

From Liskeard, proceed along the A38 towards Plymouth, taking the left hand turning to Menheniot. Proceed through the village, passing the Post Office on the right hand side, and Mews Court will be found shortly after 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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