



Park Fenton, Liskeard PL14 3UU

£850 per calendar month

Jefferys ESTABLISHED 1865

15 Park Fenton

Liskeard

PL14 3UU

A stylish and modern semi-detached house on the outskirts of Liskeard town centre offering gas central heating, uPVC double glazing, 2 off-road car parking spaces and an easily maintained garden.

* Entrance Hallway * Lounge

* Kitchen/Diner * Bathroom

* Two Bedrooms * Bathroom * Garden

* Garden Shed * Off-Road Parking for Two Vehicles * EPC 'D' * Council Tax 'B'

* Available Now *

The accommodation comprises:

ENTRANCE HALL

uPVC half glazed door with obscure glazing, fitted carpet, radiator, ceiling light fitting. Smoke alarm, central heating thermostat, door bell unit, RCD.

LOUNGE

14' 7" x 13' 0" (4.45m x 3.96m) maximum

Fitted carpet, two radiators, 3-spot light fitting, TV point, BT point. Understairs cupboard. Multi-pane door to:

KITCHEN/DINER

13' 0" x 9' 3" (3.96m x 2.82m) overall

Kitchen Area Good range of pale beech coloured wall and base units with contrasting working surfaces and tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap, built-in Zanussi electric oven with Zanussi gas hob over, integrated extractor fan. Space for dishwasher, washing machine and fridge/freezer. Laminate effect vinyl flooring, 3-spot ceiling light fitting, uPVC double glazed window to rear. Dining Area Fitted carpet, radiator, 3-spot ceiling light fitting. Doors to Garden

STAIRS TO FIRST FLOOR & LANDING

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

BATHROOM

White suite comprising pedestal wash hand basin (H&C), shaped bath with corner H&C taps, shower rail, thermostatic shower, low level WC. Part tiled walls, tile effect vinyl flooring, radiator. Towel holder, toilet roll holder, ceiling light fitting, mirror-fronted wall cabinet with vanity light over, extractor fan. uPVC double glazed window to rear with obscure glazing.

BEDROOM 1

13' 0" x 12' 8" (3.95m x 3.86m) maximum

Fitted carpet, pendant light point, radiator, BT point, TV point. two uPVC double glazed windows to front. Airing Cupboard housing factory lagged hot water cylinder, slatted shelving.

BEDROOM 2

11' 3" x 7' 10" (3.43m x 2.39m)

Fitted carpet, pendant light point, radiator, BT point. uPVC double glazed window to rear with distant views to Caradon Hill and Bodmin Moor.

OUTSIDE

There is an off-road parking area to the front of the property with steps leading down to the entrance door. A pathway leads round to the side of the property, with a wooden gate giving access to the fully enclosed rear garden, which is laid to lawn and interspersed with mature shrubs. There is a patio area to the rear of the garden with storage shed.

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy - Unfurnished

RENTAL

£850 per calendar month

DEPOSIT

£980

COUNCIL TAX

Band 'B'

EPC

Band 'D'

SERVICES

All mains services are connected

DIRECTIONS

From the town centre proceed up the main street and turn right into Pound Street. Continue through the traffic lights and, at the roundabout, take the first exit and the first exit again at the next roundabout. Pass the entrance to Morrisons and continue to the top of the hill and turn left. At the roundabout, turn right and then left into Park Fenton. No. 15 will be found on the 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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