



TREGARRICK, WEST LOOE PL13 2SD

UNFURNISHED, TWO BEDROOM SEMI-DETACHED BUNGALOW

Jefferys are delighted to offer this well presented two bedroom bungalow to rent, in the sought after fishing town Looe. The property is within walking distance of the beach and local amenities, as well as craft shops and numerous cafes and restaurants.

In brief, the accommodation comprises:- Entrance Hallway, Kitchen, Lounge/Diner, Two Bedrooms and Bathroom. The property also benefits from two allocated parking spaces to the front of the property and a tiered rear garden.

Viewing Highly Recommended

Price: £775pcm

Key Features

Elevated Position
Boasting Countryside
Views

Two Allocated Parking
Spaces

Within Walking
Distance of Local
Amenities

Freshly Painted
Throughout

EPC 'D'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

To the front of the property there are two allocated parking spaces. To access the property, a set of steps leads to a pathway. The property entrance is on the right at the end of the path.

Entrance Hallway

uPVC, partially glazed door. Neutral fitted carpet. Magnolia painted walls. Pendant Light fitting. Radiator.

Kitchen

9'11" x 8'9" (3.03m x 2.67m)

uPVC double glazed windows to front elevation. Wood effect laminate flooring. Magnolia painted walls. Ceiling mounted light fitting. Range of wall, base and drawer units with black worktop over. Built-in electric oven and gas hob. Extractor hood. Built-in cupboard housing gas boiler.

Lounge/Diner

15'6" x 10'0" (4.73m x 3.05m)

uPVC double glazed windows to front elevation, boasting countryside views. Neutral fitted carpet. Magnolia painted walls. Two pendant light fittings. Radiator.

Bedroom One

11'6" x 9'11" (3.51m x 3.03m)

uPVC double glazed windows to rear elevation. Neutral fitted carpet. Magnolia painted walls. Pendant light fitting. Radiator.

Bedroom Two

8'9" x 6'11" (2.67m x 2.10m)

uPVC double glazed windows to rear elevation. Neutral fitted carpet. Magnolia painted walls. Pendant light fitting. Radiator.

Bathroom

6'6" x 5'5" (1.99m x 1.66m)

uPVC double glazed window to side elevation. Mosaic tile effect flooring. White tiled walls. Ceiling mounted light fitting. Towel rail. Low level flush WC. Ceramic, pedestal wash hand basin. Panelled bath with shower over.

Exterior

The property benefits from two allocated parking spaces to the front of the property. A tiered front garden space boasts decorative stones and mature shrubs.

To the rear, a few small steps lead to a patio area together with a tiered garden laid to lawn with mature boundary hedges and shrubs.

Beneath the property, a generous basement space offers additional storage.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services - Mains Gas, Mains Electric (Pay as You Go), Mains Water & Drainage

Rent

£775pcm

Deposit

£894

Tenure

6 Months Assured Shorthold Tenancy

Viewings

Strictly by appointment with the 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 that you will be asked to complete an application form prior to being offered a viewing.



Side Elevation



Basement



Kitchen



Lounge



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		90
69-80 C		
55-68 D	66	
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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