



2 Carpuan Cottages, St Neot, Liskeard PL14 6QN

£795 per calendar month inc. water/drainage & reasonable oil usage

Jefferys ESTABLISHED 1865

2 Carpuan Cottages

St Neot

Liskeard

PL14 6QN

Situated in an Area of Outstanding Natural Beauty, with stunning views overlooking miles of open countryside, this well-presented barn conversion offers comfortable accommodation comprising:

- * Lounge area with multi-fuel burner
- * Kitchen/Dining area
- * Utility Room
- * Shower Room
- * Bedroom
- * Private Patio area with stunning countryside views
- * Ample parking
- * uPVC double glazing
- * Oil central heating
- * Fibre broadband connection
- * EPC 'C'
- * Council Tax 'A'
- * **Water, Private Drainage Charges & Reasonable Oil Usage Included**
- ** Available Now ****

2 Carpuan Cottages is to be found in a very rural and quiet position, accessed via a private lane some two miles outside the sought-after village of St Neot. The village is within easy distance of the main A38 trunk road between Bodmin and Liskeard and within commuting distance of Plymouth. St Neot boasts a thriving community shop, church, primary school

and many local community activities. Situated on the edge of Bodmin Moor, there are many places of interest and a wide range of outdoor activities.

The accommodation comprises:

LOUNGE AREA

15' 11" x 10' 9" (4.84m x 3.27m)

uPVC double glazed entrance door, fitted carpet, uPVC double glazed windows to front with outstanding countryside views, two uPVC double glazed windows to rear overlooking courtyard. Carbon monoxide alarm, smoke alarm, central heating control unit. Feature stone fireplace with slate hearth and granite surround with multi-fuel burner fitted. Fitted cupboard with louvred doors, radiator, fibre broadband connection

KITCHEN/DINER AREA

19' 0" x 10' 8" (5.8m x 3.25m)

Run of grey fronted base units, inset stainless steel sink unit with mixer tap, tiled splashbacks, contrasting working surfaces. Space for cooker with stainless steel splashback and chimney extractor over, space for fridge/freezer. Four-spot ceiling light fitting, heat alarm, radiator, ceiling light fitting, laminate effect vinyl flooring. Two uPVC double glazed windows to front enjoying the superb countryside views.

UTILITY AREA

Laminate effect vinyl flooring, space for washing machine, shelving, RCD, ceiling light fitting.

SHOWER ROOM

White suite comprising low level WC with concealed cistern, inset wash hand basin with cupboard below,

mixer tap and pop-up plug. Glazed corner shower cubicle with Miro Go electric shower fitted. Radiator, towel rail, extractor fan, ceiling light fitting, laminate effect vinyl flooring. uPVC double glazed window to rear with obscure glazing.

BEDROOM

8' 8" x 7' 11" (2.65m x 2.41m)

Fitted carpet, ceiling light fitting, radiator. uPVC double glazed window to rear.

OUTSIDE

The property has a lovely, fully enclosed and private patio area, which overlooks the stunning surrounding countryside and provides a wonderful outside space. There is ample parking provided.

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy - unfurnished.

RENTAL

£795 per calendar month

DEPOSIT

£917

COUNCIL TAX

Band 'A'

EPC RATING

Band 'C'

SERVICES

Mains electricity, oil central heating.

Water, private drainage charges & reasonable oil usage included.

DIRECTIONS

From Liskeard take the A38 towards Bodmin, taking the first left hand exit to Dobwalls. At the double roundabout, turn right onto Havett Road and, upon reaching the junction, turn right. Take the left hand turning signposted to St Neot. Continue along this road, across Treverbyn Bridge and proceed up the hill. Upon reaching the top of the hill, turn right towards Colliford Lake. After a short distance, turn first right. At the t-junction, turn left and follow this lane for approximately a mile and, at the sign for Carpuan, turn right. Upon reaching Carpuan, turn right into the courtyard and Carpuan Cottages will be found on your right.



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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