



6, Higher Trewrong, Polmear Hill PL24 2TJ

£1,050 per calendar month

**Jefferys** ESTABLISHED 1865

# 6 Higher Trewrong

Polmear Hill

Par

PL24 2TJ

Nicely tucked away off Polmear Hill is a tree lined lane leading to a recent barn conversion development situated within ten minutes' walk of Par Beach. This stunning Apartment is on one level and very tastefully completed to a high specification. Offering a spacious open plan living room and kitchen area, high ceilings and fully glazed from floor to ceiling on one side overlooking the garden with the added benefit of countryside views. Three double bedrooms and a large family bathroom with separate walk-in shower cubicle and underfloor heating throughout. Early viewing recommended.

The spacious accommodation comprises:

## ENTRANCE HALLWAY

Solid door with glazed small window and frosted double glazed sidescreen leads into a large hallway with two storage cupboards, one housing the combi-boiler. Leading off to open-plan living room and kitchen area, three bedrooms and family bathroom.

## OPEN PLAN LIVING ROOM AND KITCHEN AREA

**19' 5" x 29' 1" (5.918m x 8.855m)**

Floor to ceiling windows on the left as you walk into this room with views. Feature brick wall to the side. Velux windows. Modern grey fitted kitchen with a range of wall and base units. Eye level oven and grill, Samsung separate hob with extractor system above. Marble effect worktops. Spaces for washing machine, dishwasher and fridge/freezer. Underfloor heating system.

## FAMILY BATHROOM

**8' 10" x 8' 7" (2.695m x 2.621m)**

Three piece suite in white, comprising of panelled bath, low level WC, wash hand basin with storage cupboards below. Shaver light. Separate walk-in shower cubicle with rise and fall rail and power shower. Velux window. Oak door for access and underfloor heating.

## BEDROOM ONE

**12' 4" x 10' 5" (3.771m x 3.172m)**

Fitted carpet, pendant light fitting, automatic Velux blind and window system. Oak door for access and underfloor heating.

## BEDROOM TWO

**14' 2" x 9' 8" (4.313m x 2.945m)**

Fitted carpet, pendant light fitting, double glazed window to side elevation. Oak door for access and underfloor heating.

## BEDROOM THREE

**12' 3" x 9' 8" (3.727m x 2.954m)**

Fitted carpet, pendant light fitting, double glazed window to side elevation. Oak door for access and underfloor heating.

## OUTSIDE

There is parking for several vehicles to the front aspect of the apartment and a garden area enclosed with laurel hedges.

## SERVICES

Bore hole water, mains gas & electric. Private drainage.

## TENURE

Six months Assured Shorthold Tenancy - unfurnished.

## VIEWING

Strictly by appointment with the Agents - Jefferys (01208 872245)

## RENTAL

£1,050 per calendar month

## DEPOSIT

£1,211

## COUNCIL TAX BAND

Council Tax Band 'A'



## EPC BAND

EPC Band 'C'

## RESTRICTIONS

Non smokers only  
Not suitable for children  
Strictly no pets

## AVAILABILITY

Available end December 2025

## DIRECTIONS

From Lostwithiel, proceed towards Fowey on the A390 for approximately four miles into St Blazey. At the traffic lights, turn left onto Station Road/A3082 and continue until you reach roundabout and take the 1st left onto Harbour Road. Continue to the next left at "Richards Veg Shop" and follow the one way system round onto Moorland Road. As you approach the fork/junction in the road, take the right turn, again onto the one way system and keep over to the left hand side of the road, taking the left fork towards Polmear. Keep following this road onto Polmear Hill and, as you start to climb a little way, Trewrong Farm is the 1st turning on your left. Follow the lane along for approximately 100 yards bearing right at the fork, and No. 6 Higher Trewrong will be found immediately 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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