



Orchard View, Lower Carblake, Bodmin PL30 4BX

£800 per calendar month

Jefferys ESTABLISHED 1865

Orchard View

Lower Carblake

Bodmin

PL30 4BX

Very attractive two bedroom semi-detached cottage, situated in a tucked away location approximately two miles from the expanding town of Bodmin and with easy access to the main A30. The market town of Liskeard is approximately thirteen miles away whilst St Austell, Truro, Plymouth and Launceston are all within an easy commute.

- * Entrance Porch * Kitchen * Lounge/Diner
- * Landing * Two Double Bedrooms * Shower Room * Double Glazing * Electric Heating
- * Outside Store * Rear Courtyard Garden
- * Adjoining Yard with Ample Parking
- * EPC 'E' * Council Tax 'A' *
- ** Available Now Subject to Referencing **

ACCOMMODATION (ALL SIZES APPROXIMATE):-

GROUND FLOOR

ENTRANCE

uPVC double glazed front entrance door opening into:-

ENTRANCE PORCH

uPVC double glazed windows. Slate floor. Coach lamp. Plumbing for washing machine. uPVC double glazed door opening into:-

KITCHEN

11' 7" x 10' 2" (3.54m x 3.10m)

Modern range of cream shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in Candy single electric oven with inset four ring ceramic hob above and stainless steel chimney extractor over. Integrated fridge and freezer. Space and plumbing for washing machine. Part tiled walls. Electric heater. Built-in cupboard housing the Tempest hot water storage cylinder. Heat alarm. Vinyl flooring. Part glazed double doors opening into:-

LOUNGE/DINER

22' 7" x 10' 10" (6.88m x 3.30m)

Fireplace with fitted solid fuel burning stove. Two uPVC double glazed windows to front elevation. TV aerial and telephone points. Electric heater. Fitted carpet. Smoke alarm. Understairs cupboard. Staircase rising to:-

FIRST FLOOR

LANDING

Electric heater. Fitted carpet. Doors to bedrooms and shower room. Smoke alarm. uPVC double glazed door to outside.

BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.54m)

uPVC double glazed windows to front, side and rear elevations. Electric heater, fitted carpet.

BEDROOM TWO

10' 8" x 7' 7" (3.26m x 2.31m)

Two double glazed Velux roof windows. Electric heater, fitted carpet.

SHOWER ROOM

12' 7" x 4' 7" (3.84m x 1.39m)

Modern suite comprising:- Shower cubicle with electric shower unit and tiled surround, white low level W.C and vanity wash hand basin. Fully tiled walls. Chrome electric heated towel rail. Extractor fan. Vinyl flooring. uPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an open courtyard garden and adjoining yard with ample parking.

STORE

13' 3" x 13' 2" (4.05m x 4.02m)

Stone built. Personal door to front. uPVC double glazed window. Light and power connected.

SERVICES

Mains electricity and water. Private drainage (Shared septic tank).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

EPC

EPC 'E'

TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

RENTAL

£800 per calendar month

DEPOSIT

£923

AVAILABILITY

Available Now - Subject to Referencing

VIEWING

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

RESTRICTIONS

Non smokers only

No dogs due to close proximity of livestock

DIRECTIONS

Heading east from Bodmin on the A30, go past Four Winds garage and leave the A30 at the next exit (signposted Blisland and Cardinham). Take the next turning on the right towards Millpool. At the T-junction turn left and then rejoin the A30 heading west towards Bodmin. After approximately half a mile turn left (almost directly opposite Four Winds garage) and then follow the lane until you reach the cottage 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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