



112 Woodgate Road, Liskeard PL14 6DY

£1,400 per calendar month

ESTABLISHED 1865  
**Jefferys**

# 112 Woodgate Road

Liskeard

PL14 6DY

Very well presented and deceptively spacious detached bungalow situated in a quiet cul-de-sac location in this very sought-after, residential area.

\* Entrance Hall

\* Kitchen/Breakfast Room

\* Bathroom \* Lounge/Diner

\* Three Bedrooms

\* En-Suite Shower Room

\* Garage

\* Beautifully Appointed Gardens

\* EPC 'C' \* Council Tax 'D'

\* Available end-September

\* Register Your Interest Now \*

The property is situated in a quiet cul-de-sac, in a very sought-after residential area, whilst being within a few hundred metres of the town centre of Liskeard, which offers a varied shopping centre, good schooling, recreational facilities and a main-line railway station. The city of Plymouth is within commuting distance 18 miles to the east and the popular south coast resort of Looe is only 8 miles away with access to the coastal footpath and miles of outstanding scenery.

The spacious accommodation comprises:

## ENTRANCE HALL

uPVC half glazed door with leaded lights and obscure glazing. Fitted carpet, pendant light point, radiator, ceiling light fitting. Access to loft/roof space, carbon monoxide alarm, smoke alarm. Airing cupboard with fitted carpet, slatted shelving and Glow-Worm gas boiler.

## KITCHEN

**13' 9" x 11' 2" (4.18m x 3.40m) maximum**

Range of beech coloured wall and base units, roll edge working surfaces, tiled splashbacks. Inset single drainer stainless steel sink unit, built-in Neff double oven, 4-ring gas hob with extractor over, breakfast bar area with cupboards above. Spaces for fridge/freezer, dish washer, washing machine and tumble dryer. Laminate effect flooring, ceiling light fitting, radiator. uPVC double glazed window to front, uPVC half glazed door to side with obscure glazing.

## BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap and pop-up plug, tiled splashback. Panelled bath with mixer shower attachment, fixed rainfall shower head and separate hand-held shower head, glazed shower screen and tiled surround. Tiled floor, ceiling light fitting, radiator. Two uPVC double glazed windows to side with obscure glazing.

## LOUNGE

**18' 1" x 11' 10" (5.52m x 3.60m)**

Fitted carpet, two ceiling light fittings, radiator, TV point, telephone point. Feature wall mounted electric fire. uPVC double glazed window to rear, uPVC double glazed door to rear Garden

## BEDROOM 2

**12' 0" x 9' 1" (3.65m x 2.77m)**

Fitted carpet, radiator, pendant light point, uPVC double glazed window to rear.

## BEDROOM 1

**11' 4" x 10' 1" (3.46m x 3.07m) excluding fitted wardrobes**

Fitted carpet, pendant light point, radiator, uPVC double glazed window to rear. Beech coloured triple wardrobe with sliding doors and corner side cupboard. Arch through to:

## EN-SUITE SHOWER

Avocado suite comprising low level flush WC, pedestal wash hand basin, walk-in shower cubicle with folding doors and Bristan Smile electric shower fitted. Fully tiled walls, vinyl flooring, ceiling light fitting, shaver point. Towel ring, towel rail, toilet roll holder. uPVC double glazed window to side with obscure glazing.

## BEDROOM 3

**8' 11" x 8' 10" (2.73m x 2.70m)**

Fitted carpet, pendant light point, radiator. uPVC double glazed window to front.

## GARAGE

Good sized garage with electronically operated up-and-over door, power and lighting.

## OUTSIDE

The property is approached via a paviour driveway with an ample parking area and access to the garage. There are mature shrubs to the front with a mature bed to the side and paviour pathway leading along the side of the property to the rear.

A wooden gate gives access to the fully enclosed rear Garden, which is of a good size with a large paved patio area and steps rising to the Lounge. Paving continues

along the rear of the property, giving access to a very good sized storage area beneath the property. Paving also leads down one side of the garden, giving access to a private area ideally suited to entertaining. The majority of the garden is laid to large gravel stone, for ease of maintenance, with a profusion of mature flowering shrubs and plants.

### SERVICES

All mains services are connected

### COUNCIL TAX

Band 'D'

### EPC

Band 'C'

### RENT

£1,400 per calendar month

### DEPOSIT

£1,615

### RESTRICTIONS

Non Smokers Only

### DIRECTIONS

From Liskeard town centre, proceed down the main street and, at the mini roundabout, bear right into Dean Street. Continue along this road for approximately half a mile, until the road widens. Turn right up the hill into Gypsy Lane. At the top of the hill, turn left and then take the first turning to the right. At the top of the next hill, bear to the right and continue until nearing the end of the road. Bear right and the property will be found at the end of the cul-de-sac 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 outgoing 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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