



1 Lower Barns, Trevartha PL14 3NJ

£795 per calendar month

ESTABLISHED 1865  
**Jefferys**



# 1 Lower Barns

Trevartha  
Liskeard  
PL14 3NJ

Well presented attached barn conversion, situated in a quiet hamlet of Trevartha, near to Liskeard.

- \* Entrance Hall \* Cloakroom
- \* Kitchen/Diner \* Lounge \* Landing
- \* Bathroom \* Two Bedrooms \* Garden Area \* Open-Fronted Car Port/Storage
- \* Parking \* Double Glazing \* Oil Fired Underfloor Heating Throughout
- \* Private Water & Drainage Included
- \* EPC 'D'
- \* Council Tax 'C'
- \* Available mid-October 2024 \*

The well-planned accommodation comprises:

## ENTRANCE HALL

Wooden entrance door, ceramic tiled floor, pendant light point. **Understairs cupboard** with ceramic tiled floor, wall light fitting, RCD, plumbing for washing machine.

## CLOAKROOM

White suite comprising low level dual flush WC, wash hand basin, ceramic tiled floor, pendant light point.

## KITCHEN/DINER

**12' 10" x 10' 1" (3.92m x 3.08m) (average)**

Range of beech coloured wall and base units, tiled splashbacks and roll-edged working surfaces. Inset one and a half bowl stainless steel sink unit with mixer tap, extractor fan. Ceramic tiled floor, double glazed window to front, two pendant light points. Space for cooker, dishwasher and fridge/freezer.

## LOUNGE

**13' 6" x 13' 0" (4.11m x 3.95m)**

Ceramic tiled floor, double glazed window to front, three wall light fittings, pendant light point, smoke alarm. Stairs to:

## FIRST FLOOR LANDING

Fitted carpet, pendant light point, velux window. **Airing cupboard** housing pressurised hot water cylinder and pendant light point.

## BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C), panelled bathroom with thermostatic shower fitted, shower screen, shower curtain rail. Heated towel radiator, inset lighting, vanity light. "Duraflake" walls and floor.

## BEDROOM 1

**15' 1" x 10' 2" (4.59m x 3.10m)**

Fitted carpet, beamed ceiling, pendant light point, double glazed windows to front and side, velux window. Underfloor heating.

## BEDROOM 2

**14' 11" x 10' 10" (4.55m x 3.30m)**

Fitted carpet, beamed ceiling, pendant light point. Underfloor heating. Double glazed windows to front and rear. Access to loft space.

## OUTSIDE

The property benefits from an enclosed Garden Area, laid to lawn and with a paved patio area, raised vegetable/flower bed, oil tank.

There is an **open-fronted car port** (6m x 4.1m (19'8" x 13'5")) opposite the dwelling together with visitor parking.

## COUNCIL TAX

Band 'C'

## EPC BANDING

Band 'D'

## SERVICES

Mains electricity, oil fired underfloor heating. Private drainage and water included in the rent.

## RENT

£795 per calendar month

## DEPOSIT

£917

## RESTRICTIONS

Non Smokers Only

## VIEWING

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

## TENURE

Six months Assured Shorthold Tenancy -  
Unfurnished

## AVAILABILITY

Available mid-October 2024

## DIRECTIONS

From Liskeard proceed along the A390 towards Merrymeet, turning right signposted Pengover. Upon reaching Pengover Green, take the second turning right, signposted Higher Trevartha and continue along this lane for approximately half a mile. The barns can be found, on the right hand side, just past Higher Trevartha Farm.



## **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 tenable 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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