



Tremerr, Merrymeet, Liskeard PL14 3LP  
£1,800 per calendar month

**Jefferys** ESTABLISHED 1865

# Tremerr

## Merrymeet

### Liskeard

### PL14 3LP

An individually designed chalet bungalow with a detached Annexe, built to a very high standard and located within the desirable village of Merrymeet.

The beautifully presented accommodation comprises: \* Entrance Porch \* Hallway \* Utility Room \* Cloakroom/WC \* Open Plan Kitchen/Living/Dining Room \* Three Bedrooms \* Two En-Suite Shower Rooms \* Family Bathroom \* Annexe with Open Plan Kitchen/Living/Dining Room \* Shower Room \* Gallery Landing/Bedroom \* Low Maintenance Garden \* Parking \* EV Car Charging Point \* Air Source Heat Pump \* EPC 'C' \* Council Tax to be Assessed \* Recently Completed & Available Now - Subject to Referencing \*

Tremerr is situated a short distance off the A390 in the desirable village of Merrymeet. The village is conveniently placed for easy access to the former market town of Liskeard which provides day-to-day shopping and community facilities. Bodmin Moor is visible from the property providing walking and recreational facilities. Within a few minutes drive, is the south Cornish coastline which provides golden sandy beaches. The City of Plymouth is approximately 40 minutes by car and offers a comprehensive range of facilities.

The accommodation comprises (with approximate measurements):

#### ENTRANCE PORCH

Composite door to the side.

#### HALLWAY

Cloak cupboard, under stairs storage cupboard.

#### UTILITY ROOM

**10' 8" x 6' 6" (3.25m x 1.97m)**

Window to the rear, new working surfaces with composite sink and cupboards under, space under for washing machine and tumble dryer. The thermal store and underfloor manifold are also situated within the room.

#### CLOAKROOM/WC

Window to the rear, suite comprising low level WC, wash hand basin with cupboards under.

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM

**24' 4" x 14' 6" (7.41m x 4.41m) plus 10' 6" x 8' 4" (3.23m x 2.55m)**

Three double patio doors to the front and side with further window to the front. High specification Kitchen comprising wall cupboards and working surfaces with cupboards and drawers under, built-in pan drawers, built-in breakfast bar, electric oven and built-in microwave, built-in dishwasher, composite one and a half bowl sink unit.

#### MASTER BEDROOM

**12' 5" x 10' 4" (3.78m x 3.16m)**

Window to the front.

#### EN-SUITE SHOWER ROOM/WC

Window to the front, suite comprising shower cubicle with twin attachment shower, low level wc, wash hand basin with cupboards under, partly tiled walls with tiled flooring.

#### FROM THE HALLWAY, STAIRS LEAD TO:-

#### LANDING

Two velux roof lights to the rear.

#### BEDROOM 2

**14' 8" x 9' 5" (4.47m x 2.87m)**

Window to the side enjoying pleasant moorland views, radiator, built-in mirrored wardrobes with further access to the eaves store.

#### EN-SUITE SHOWER ROOM/WC

Velux roof light, suite comprising shower cubicle with twin attachment shower, low level wc, wash hand basin with cupboards under, heated towel rail, partly tiled walls, tiled floor.

#### BATHROOM/WC

Velux roof light, suite comprising 'P' shaped bath with glazed screen and shower over, low level WC, wash hand basin with cupboard under, heated towel rail, partly tiled walls, tiled floor.

#### BEDROOM 3

**14' 8" x 9' 5" (4.46m x 2.87m)**

Window to the side, radiator, built-in mirrored wardrobes with further access to the eaves storage.

#### ANNEXE

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM

**17' 6" x 10' 6" (5.34m x 3.20m) (maximum)**

Glazed windows to the side and front with further glazed door, kitchen units comprising wall cupboards and working surfaces with cupboards under, space for fridge and washing machine, stainless steel sink unit with instantaneous water heater under, electric oven and hob, panel heater.

#### SHOWER ROOM

Small window to the side, suite comprising shower cubicle with electric Mira Jump shower, low level wc, pedestal wash hand basin, partly tiled walls.

#### GALLERY LANDING/BEDROOM

**10' 6" x 10' 6" (3.20m x 3.20m) (restricted height)**

Panel heater and window to the side.



### OUTSIDE

The property is approached with a gravelled driveway with electric car charging point. To the front and side of the bungalow, there are gravelled and paved areas providing opportunities for outdoor dining. Two water taps are in place.

### SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor, radiators to the first floor. Electric heating to the annexe. Good Mobile Coverage and Fibre Broadband available.

### TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

### COUNCIL TAX

To be assessed.

### EPC

Band 'C'

### RENTAL

£1,800 per calendar month

### DEPOSIT

£2,076

### VIEWING

Strictly by prior appointment with the Managing Agents – Jefferys Tel: 01579-342400

### RESTRICTIONS

Non-Smokers Only

### DIRECTIONS

From Liskeard, proceed out of town on the main A390 towards Callington. Upon reaching Merrymeet and passing the bus stop on the right-hand side, take the next left turn and then left again into Church Road. The properties will be found, after a short distance, 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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**St Austell**  
18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**  
17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

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