



Reddicliffe House, Lewdown EX20 4BS
£1,500 per calender month

Jefferys ESTABLISHED 1865

Reddicliffe House

Lewdown

EX20 4BS

A rare opportunity to rent this imposing family home in this quiet and sought-after village. The well-planned accommodation comprises:

- * Boiler/Boot Room * Cloakroom
- * Office/Utility Room
- * Kitchen/Breakfast Room
- * Lounge/Dining Room * Sun Room
- * Three Bedrooms * En-Suite Shower Room * Jack & Jill Shower Room
- * Good sized Gardens * Ample Parking
- * uPVC Double Glazing * Oil Fired Central Heating * EPC 'D' * Council Tax 'E'
- * Available Now - Subject to Referencing

Lewdown is a small village located in the county of Devon, close to the Cornwall borders. It is situated on the western edge of Dartmoor National Park and is surrounded by beautiful countryside. The main A30 is within a short distance, making Launceston and Okehampton easily accessible, as well as the main cities of Exeter, Plymouth and Truro further afield.

The accommodation comprises:

BOILER/BOOT ROOM

uPVC half glazed stable door, tiled floor, pendant light point. Grant oil fired boiler, Grant heat pump cylinder, wooden Velux window, carbon monoxide alarm, Honeywell central heating

control. Walk-in cupboard with tiled floor, shelving and inset light.

CLOAKROOM

Tiled floor, white low level dual flush WC, inset wash hand basin with pop-up plug and mixer tap, cupboards below. Extractor fan, inset light.

OFFICE/UTILITY ROOM

14' 0" x 12' 2" (4.26m x 3.72m)

Fitted carpet, two wooden Velux windows, two radiators, three fluorescent light panels, numerous power sockets. Space and plumbing for washing machine with worktop over. uPVC stable door to rear.

KITCHEN/BREAKFAST ROOM

22' 1" x 13' 0" (6.74m x 3.96m) average

Very good range of cream fronted soft-close wall and base units, polished marble coloured working surfaces, slate splashbacks. Feature wall with Rangemaster 110 Classic Deluxe electric double oven range cooker, lights and extractors over and wooden shelf above. Built-in larder cupboard, integrated Bosch fridge, integrated Bosch freezer, inset double Butlers sink with mixer tap. Wall cupboard with plate rack, integrated Miele dishwasher, uPVC double glazed windows to side with deep slate sills. Inset lighting, 4-spot light fitting, exposed A-frames, tiled floor, radiator, TV aerial point.

LOUNGE/DINING ROOM

32' 0" x 22' 11" (9.75m x 6.99m) maximum

Fitted carpet, four radiators, three chandelier light fittings, pendant light fitting. Feature fireplace with woodburning stove on slate hearth and wooden mantel over. Further chimney recess, recess with RCD, wall hung display cabinet. uPVC double glazed sash windows to rear, uPVC double glazed door to rear. Large understairs cupboard. Open doorways through to:

SUN ROOM

25' 4" x 11' 5" (7.73m x 3.48m)

Triple aspect with fitted carpet, two radiators, three ceiling light fittings. uPVC double glazed windows to sides and front, slate sills, uPVC double glazed patio doors.

STAIRS TO FIRST FLOOR

Rise and turn staircase with fitted carpet, chandelier light fitting and feature, arched uPVC double glazed window.

BEDROOM 1

23' 9" x 11' 1" (7.23m x 3.39m)

Fitted carpet, pendant light fittings, three uplighter fittings, two radiators, TV aerial point. Fitted wardrobe cupboards, dressing table unit and matching side cupboards. Two uPVC double glazed sash windows with distant views, uPVC double glazed sash window to front.

EN-SUITE SHOWER

White suite comprising low level dual flush WC, inset wash hand basin with pop-up plug and mixer tap, cupboards below. Glazed shower cubicle with thermostatic shower fitted, fully tiled walls, tiled floor. Ladder towel radiator, inset lights, wall light fitting, extractor fan. uPVC double glazed window to rear.

BEDROOM 2

19' 9" x 12' 9" (6.02m x 3.89m) maximum

Fitted carpet, two radiators, inset lights. uPVC double glazed sash window to front, uPVC double glazed sash windows to side.

JACK & JILL SHOWER

White suite comprising low level dual flush WC, inset wash hand basin with pop-up plug and mixer tap, cupboards below. Glazed shower cubicle with thermostatic shower fitted, ladder towel radiator. Fully tiled walls, tiled floor, inset lights, wall mirror with light over, extractor fan. uPVC double glazed window to front.

BEDROOM 3

13' 0" x 10' 7" (3.95m x 3.22m)

Fitted carpet, radiator, inset lights. uPVC double glazed sash window to side.

OUTSIDE

The property is approached through double wrought iron gates, with a tarmac driveway leading to the property and bounded by lawns to either side. The garden is fully enclosed and has the benefit of a large paved patio area to the side.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band 'E'

EPC

Band 'E'

VIEWING

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

RENTAL

£1,500 per calendar month

DEPOSIT

£1,730

AVAILABILITY

Available now - subject to referencing

RESTRICTIONS

Non-Smokers only

DIRECTIONS

From Launceston, take the A30 towards Exeter and, after approximately two miles, bear left signposted Lifton. Follow the road through Lifton and continue until reaching Lewdown where, upon entering the village, the property will be found after a short distance 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. 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. 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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