Glenview, Wenmouth Cross, St Neot PL14 6NN

£1,450 per calendar month

Jefferys ESTABLISHED 1865

Glenview

Wenmouth Cross
St Neot
PL14 6NN

Beautifully presented bungalow, refurbished to a very high standard and situated in a quiet rural location with stunning panoramic countryside views. *Entrance Hall * Kitchen/Dining Room * Hallway * Lounge * Three Bedrooms * Bathroom with Underfloor Heating * Large, fully enclosed Gardens with Garden Shed * Driveway providing Ample Parking * uPVC Double Glazing * Gas fired Central Heating * Solar Panels * EPC 'C' * Council Tax 'D' * ** Early Viewing Considered Essential **

The property is south facing, located just outside the award-winning village of St Neot, which provides a primary school, village shop, church and public house together with numerous local clubs and community activities. Liskeard (five miles) has a main-line railway station, national coach link and good road connections via the A38. It is also well served with shops, leisure facilities, schools and commercial facilities. St Neot is surrounded by unspoilt farmland and enjoys easy access to Bodmin Moor, which plays host to numerous recreational activities. Plymouth is approximately forty-five minutes by road, being the main regional and cultural centre together with good transport links to the rest of the country and the Continent.

The accommodation comprises:

ENTRANCE HALL
Composite entrance door with obscure glazed panel, grey laminate effect vinyl flooring, inset lighting, electric meter, RCD. Smoke and carbon monoxide alarm, hatch to roof void. Doors to:

UTILITY
Worcester gas fire boiler, grey laminate effect vinyl flooring, space and plumbing for washing machine with working surface over, extractor fan, wall light. Myenergi solar energy diverter control panel.

KITCHEN/DINER
20' 3'' x 7' 11'' (6.16m x 2.41m)
Comprehensive range of pale grey fronted wall and base units, black granite coloured working surfaces and upstands, inset one and a half bowl stainless steel sink unit with mixer tap. Built-in Indesit double oven, built-in Indesit touch control ceramic hob, stainless steel splashback and contemporary chimney extractor hood over. space for dishwasher, space for fridge/freezer. Grey laminate effect vinyl flooring, inset lighting, smoke alarm, radiator. uPVC double glazed window to front and side enjoying superb countryside views, uPVC double glazed French doors to rear Garden.

HALLWAY
Fitted carpet, radiator, inset lighting, two smoke alarms. Prowarm heating control unit, hatch to roof void, Nest heating control unit. uPVC half glazed door to front with obscure glazing.

BATHROOM
White suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap, P-shaped bath with glazed shower screen, thermostatic shower with hand-held shower and rainfall head. Laminate effect vinyl flooring, wall mirror, ladder towel radiator, inset lighting. fully tiled walls, extractor fan, toilet roll holder. Tiled floor with underfloor heating. uPVC double glazed windows to rear with obscure glazing.

LOUNGE
13' 11'' x 10' 10'' (4.23m x 3.30m)
Fitted carpet, pendant light point, radiator. Smoke alarm, wall bracket for TV, TV aerial points. uPVC double glazed window to front enjoying the fine open countryside views.

BEDROOM 1
11' 11'' x 9' 11'' (3.63m x 3.01m)
Fitted carpet, radiator, pendant light point, TV aerial point. uPVC double glazed window to front enjoying views over the garden to the open countryside beyond.

BEDROOM 2
10' 4'' x 9' 11'' (3.16m x 3.03m)
Fitted carpet, pendant light point, radiator, TV aerial point. uPVC double glazed windows to rear overlooking the rear garden and the surrounding fields.

BEDROOM 3
10' 11'' x 6' 10'' (3.32m x 2.09m)
Fitted carpet, pendant light point, radiator, TV aerial point. uPVC double glazed windows to rear overlooking surrounding fields.

OUTSIDE
The property is approached via double wooden gates and a tarmac driveway which provides ample parking. The gardens are fully enclosed with a paved pathway to the front and a paved patio area to the rear with steps leading up to the rear Garden and garden shed. The large gardens are a particular feature of the property being laid to lawn and providing stunning, uninterrupted views across the surrounding countryside. There is a newly planted hedge to the rear.

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

RENTAL
£1,450 per calendar month

DEPOSIT
£1,673

COUNCIL TAX
Band 'D'

EPC
Band 'C'

SERVICES
Mains water and electricity supplemented by solar panels. Private drainage, gas fired central heating (bulk tank buried in the garden).

RESTRICTIONS
Pets at Landlords Discretion.

DIRECTIONS
From Liskeard proceed out of the town in a westerly direction along the A38. At the roundabout at Dobwalls, take the Bodmin road and, at Doublebois crossroads turn right and follow this road for approximately one and a half miles, turning left signposted to St Neot. Continue for a further one and a quarter miles, proceed over the crossroads and Glenview will be seen 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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