



£ 650.00 pcm

Unfurnished 3 bedroom flat

Lounge/kitchen

Dining room

EE Rating - E

Shared utility room

Shared parking



Communal hallway with access to  
Shared laundry Room - washing machine and tumble drier

Main door into -

Hallway - Understair cupboard with electric available

Stairs leading to landing with shelving and storage - Doors off -

Cloakroom - Wash hand basin, tiled flooring, partly tiled, W.C., towel rail.

Door into Kitchen/Lounge- 3.79m x 4.82m

Kitchen - Wall and floor units, floor part tiled, part carpet. Space for Fridge, electric oven, hob with extractor fan over, stainless steel sink.

Lounge - Carpet, feature fireplace, T.V. point, telephone point, window to front

Bedroom 1 - 3.22m x 4.33m Carpet, heater, brick feature fireplace, window to side

Bedroom 2 - 2.38m x 2.66m Carpet, heater, window to rear

Bedroom 3 - 3.72m x 2.95m Carpet, feature fireplace, T.V. point, heater.

Step down into -

Shower Room - 2.27m x 1.86m Tiled shower cubicle, tiled flooring, window to rear, wash hand basin with vanity unit, heated towel rail, W.C.

Communal Gardens

Shared parking for one small car.

Utilities - Mains Electricity & Mains Water  
Council Tax Band - A

From Callington take the A380 to Launceston continue through Kelly Bray and on reaching 'The Swingletree', Railway House will be found on the left hand side. The Flat is to the rear.

## Property Reference: C1591

### Tenancy Information

### One Months Rent In Advance

### Deposit (5x One Weeks Rent)



**VIEWINGS:** Please ring 01566 779000 to view this property and check availability before incurring travel time/costs. **FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE**  
[www.kivells.com](http://www.kivells.com).

Kivells for themselves and for the vendors or lessors of this property whose agents they are, give notice: The particulars are set out only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All descriptions, photographs - which may be taken with a wide angle lens or zoom, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kivells has any authority to make or give any representation or warranty whatsoever in relation to this property. In the event that our details are used in part exchange negotiations we reserve the right to recoup our costs. All dimensions are approx. None of the fittings or appliances have been tested by ourselves. O.S. Maps reproduced under Licence No. 100043231

*Kivells Limited, registered in England & Wales. Company no: 08519705  
Registered office: 2 Barnfield Crescent, Exeter, Devon, EX1 1QT*

### BRANCHES AT:

Bude	01288 359999	Callington	01579 384321	Exeter	01392 252262
Holsworthy	01409 253888	Launceston	01566 777777	Liskeard	01579 345543



[www.kivells.com](http://www.kivells.com)