



Hendrabridge House, Liskeard PL14 3LJ

£1,300 per calendar month

Jefferys ESTABLISHED 1865

HENDRABRIDGE

HOUSE

Liskeard
PL14 3LJ

Very well presented, recently refurbished, pretty detached country cottage situated on the outskirts of Liskeard and bordered by the River Seaton and a small tributary stream.

- * Utility Room * Cloakroom * Kitchen * Dining Room with Woodburner * Lounge with Open Fire * Two Bedrooms * Shower Room * Gardens
- * Parking * Garage/Workshop * Storage Sheds
- * Open-Fronted Store * uPVC Double Glazing
- * EPC 'F' (exempt) * Council Tax 'C'

**** Available Now - Subject to Referencing ****

SITUATION

Hendrabridge House is situated on the outskirts of Liskeard, tucked away in a semi-rural position bordered by the River Seaton on one side and a small tributary stream to the other. Liskeard town centre is within easy reach for day-to-day shopping and community events whilst Bodmin Moor is also close by, providing ample walking and recreational facilities. The stunning south Cornish coast is within twenty minutes' drive, which provides golden sandy beaches. The City of Plymouth is approximately forty minutes by car and offers a comprehensive range of facilities.

The accommodation comprises:

DINING ROOM

19' 2" x 10' 4" (5.84m x 3.15m) excluding bay

uPVC half glazed door, part slate flag stone flooring, beamed ceiling, Gabarron electric radiator, smoke/carbon monoxide alarm, TV aerial point. Feature fireplace with woodburner on slate hearth. Door giving access to stairs to First Floor. uPVC double glazed bay window overlooking the front garden. Multi-paned door through to Lounge; step up to:

KITCHEN

19' 6" x 7' 7" (5.94m x 2.30m)

Range of sage green-fronted wall, base and display units, marble effect working surfaces with matching upstands, inset one and a half bowl stainless steel sink unit with mixer tap. Integrated Lamona fridge, freezer and dishwasher, Integrated Lamona double oven, Lamona ceramic 5-ring electric hob with splashback and chimney extractor hood over. Vinyl flooring, inset lighting, contemporary vertical radiator, heat sensor. Wall cupboard housing electricity meter and RCD. uPVC double glazed windows to side and front overlooking the gardens.

CLOAKROOM

White suite comprising low level dual flush WC, wall hung wash hand basin with mixer tap, extractor fan, pendant light point, vinyl flooring. Part uPVC double glazed window to side with obscure glazing.

UTILITY ROOM

Vinyl flooring, ceiling light fitting, plumbing for washing machine. uPVC half glazed door to rear Garden, uPVC double glazed window to side with obscure glazing.

LOUNGE

16' 1" x 11' 0" (4.89m x 3.35m) excluding bay

Fitted carpet, beamed ceiling, Gabarron electric radiator, smoke alarm, TV aerial point. Feature open fireplace with slate mantel and marble hearth. Understairs cupboard

with shelving. uPVC double glazed bay window to front and window to side overlooking the gardens.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, two pendant light points, smoke alarm. uPVC double glazed window to front.

SHOWER ROOM

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and cupboards below. Walk-in glazed shower cubicle with aquaboard panelled walls, dual head shower with hand held shower and rainfall head. Laminate effect vinyl flooring, extractor fan, ceiling light fitting, radiator with towel rail surround, wall mirror.

BEDROOM 1

15' 1" x 11' 2" (4.59m x 3.40m) maximum

Fitted carpet, Dimplex electric radiator, TV aerial point. uPVC double glazed windows to front.

BEDROOM 2

12' 3" x 9' 4" (3.73m x 2.84m)

Fitted carpet, Dimplex electric radiator, TV aerial point. uPVC double glazed windows to front. Built-in double cupboards housing hot water cylinder and shelving.

GARDENS & PARKING

To the front of the property there is pretty cottage garden, mainly laid to lawn with mature plants and shrubs and bounded, along one side, by a tributary stream. To the rear and side of the property is a large area of lawn, providing ample parking to the rear of the property with the River Seaton running along one side. There is also a large garden pond. The property has the benefit of two storage sheds together with an open-fronted store.

GARAGE/WORKSHOP

Roller door, work benches, power and lighting.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX

Band 'C'

EPC BANDING

Band 'F' (exempt)

RENTAL

£1,300 per calendar month

DEPOSIT

£1,500

AVAILABILITY

Available Now - Subject to Referencing

RESTRICTIONS

Non-Smokers only

NOTE

Your attention is drawn to the fact that the property is bounded by water on three sides and has a large garden pond, which may prove a hazard for children.

DIRECTIONS

From the centre of Liskeard proceed up Barras Street and cross straight over the next three roundabouts, taking the A390 towards Callington. Continue down the hill and take the second small lane to your left. Proceed over the bridge and take the left-hand fork, over a further small bridge and Hendrabridge House will be found immediately in front.



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.



rightmove
find your happy



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

www.jefferys.uk.com

Jefferys ESTABLISHED 1865