



TRURO ROAD, LANIVET PL30 5ET

UNFURNISHED, THREE BEDROOM DETACHED PROPERTY

This stunning three bedroom detached house in Lanivet is available to let from the end of October. The property is within walking distance of amenities and just a short drive from Bodmin. The property boasts a modern design and contemporary living style, benefiting from a double garage and a private enclosed courtyard.

In brief, the property comprises:- Entrance Hallway, Downstairs WC, Kitchen, Living/Dining Room, Three Bedrooms and a Bathroom. There is driveway parking available, together with space for additional cars to the front and a generous sized double garage.

Please note, photos were taken prior to the existing tenancy commencement.

**Video Tour Available
Viewing Highly Recommended**

Price: £1200pcm

Key Features

Double Garage PLUS
Driveway Parking

Private, Enclosed Rear
Courtyard

Modern and
Contemporary Living

Open Plan Living
Space

EPC 'C'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance Hallway

13'1" x 4'6" (3.98m x 1.38m)

From the driveway, steps up to the front door. Double glazed window to front elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Under stairs storage. Doors leading to kitchen and living/dining room.

Cloakroom/Downstairs WC

4'3" x 3'5" (1.29m x 1.03m)

Double glazed obscure window to side elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Low level flush WC. Wash hand basin with vanity unit. Boiler.

Kitchen

15'2" x 6'11" (4.62m x 2.11m)

Double glazed window to front elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Range of grey wall, base and drawer units. Grey, marble effect worktops. One and a half bowl composite sink and drainer with mixer tap. Electric oven with gas hob. Extractor hood. Fridge/freezer.

Living Room/Dining Room

14'8" x 13'9" (4.48m x 4.20m)

Double glazed patio doors to rear elevation with blinds. Double glazed window to rear with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiators X2. Door leading into hallway.

Stairs and Landing

White painted walls. Grey fitted carpet.

Bedroom One

13'7" x 6'2" (4.14m x 1.89m) Min.

With Alcove (4.14m x 2.56m) Max.

Double glazed window to front elevation with blinds and curtains. White painted walls. Grey fitted carpet. Ceiling spotlights. Radiator.

Bedroom Two

8'10" x 8'3" (2.70m x 2.52m)

Double glazed window to rear elevation with blinds and curtains. White painted walls. Grey fitted carpet. Ceiling spotlights. Radiator.

Bedroom Three

11'8" x 5'5" (3.55m x 1.65m) Min.

With Alcove (4.73m x 1.65m) Max.

Double glazed window to rear elevation with blinds. White painted walls. Grey fitted carpet.

Ceiling spotlights plus tube light. Radiator.

Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Double glazed obscure window to side elevation with blinds. White painted walls plus dark grey wall panels. Wood effect flooring. Ceiling spotlights. Extractor fan. Towel rail. Low level flush WC. Wash hand basin with vanity unit. L-Shaped bath with shower over.

Exterior

Accessed via gate at side of the property. Generous patio area with gazebo. White surrounding walls provide additional privacy. Outside lights.

Hot tub pictured not included in Tenancy.

Double Garage

17'6" x 16'3" (5.34m x 4.96m)

Electric roller door. Concrete flooring. Wood panel walls.

Parking

Gravel carpark to front elevation for one vehicle plus additional parking space to the front.

Additional Information

EPC 'C'

Council Tax Band 'C'

Services – Mains Electric, LPG Gas, Mains Water and Drainage

Rent

£1200pcm

Deposit

£1,384.00

Tenure

Assured Periodic Tenancy – Available for Long Term Let

Viewing

Strictly by appointment with managing agent Jefferys. If you would like to arrange a viewing or require any further information, please contact our Lostwithiel office on **(01208) 872245**.

Please note you will be asked to complete a short application form prior to being offered a viewing.



Courtyard



Entrance Hallway



Living/Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		89
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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