



Menadue House, Polperro Road, Looe PL13 2JE

£1,800 per calendar month

**Jefferys** ESTABLISHED 1865

# Menadue House

Polperro Road

Looe

PL13 2JE

Extremely well-presented detached family house, refurbished to a very high standard with superb coastal and countryside views.

- \* Entrance Porch \* Entrance Hall \* Lounge
- \* Dining Room \* Kitchen \* Office/Bedroom 4
- \* Utility Room \* Cloakroom \* Three Bedrooms
- \* En-Suite Shower Room \* Family Bathroom
- \* Gardens & Parking
- \* uPVC Double Glazed Windows \* Mains Electricity & Water \* Private Drainage
- \* EPC 'E' \* Council Tax 'E'
- \*\* Early Viewing Highly Recommended \*\*

Situated close to the popular fishing village of Polperro, and within easy reach of Looe, the well-planned accommodation comprises:

## ENTRANCE PORCH

uPVC half glazed door, coir fitted carpet, pendant light point, glazed windows.

## ENTRANCE HALL

Laminate flooring, three pendant light points, radiator, smoke alarm.

## LOUNGE

**12' 7" x 12' 8" (3.84m x 3.87m)**

Laminate flooring, radiator, pendant light point, TV point. uPVC double glazed window to side, uPVC double glazed window to front with lovely sea views.

## DINING AREA

**14' 4" x 12' 7" (4.36m x 3.83m)**

Laminate flooring, radiator, penant light point, TV point. uPVC double glazed window to side, uPVC double glazed window to front with views over countryside to the sea beyond.

## KITCHEN AREA

**13' 3" x 9' 5" (4.04m x 2.86m) minimum**

Range of newly fitted sage green base units, four drawer pack and larder cupboard, natural wood worktops and upstands. Built-in fridge/freezer, built-in dishwasher, integrated Lamona electric oven, integrated ceramic touch control electric hob with stainless steel and glass chimney extractor hood. One and half bowl composite sink with mixer tap. Feature alcoves, laminate flooring, inset lighting, heat alarm. Wall cupboard housing RCD and electricity meter, uPVC double glazed windows to side and rear.

## OFFICE/BEDROOM 4

**12' 11" x 6' 4" (3.93m x 1.94m)**

Laminate flooring, pendant light point, radiator. uPVC double glazed window to side.

## UTILITY ROOM

**10' 5" x 7' 1" (3.18m x 2.15m)**

Tiled floor, radiator, pendant light point, plumbing for washing machine, Butlers sink (H&C) cladding to walls. uPVC half glazed door to rear, uPVC double glazed window to rear.

## CLOAKROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C), hot water cylinder, Fusion Comet electric boiler. Ceiling light fitting, uPVC double glazed window to rear with obscure glazing.

## STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window on half landing, pendant light point, radiator, smoke alarm.

## BEDROOM 1

**12' 8" x 12' 7" (3.85m x 3.83m)**

Fitted carpet, radiator, pendant light point, uPVC double glazed window to front with superb views over the surrounding countryside to the sea beyond.

## BEDROOM 2

**14' 3" x 12' 6" (4.34m x 3.80m)**

Fitted carpet, radiator, pendant light point. uPVC double glazed window enjoying the fine views.

## BEDROOM 3

**13' 3" x 10' 7" (4.04m x 3.23m) maximum**

Fitted carpet, radiator, pendant light point. uPVC double glazed window to rear enjoying lovely views over the neighbouring fields.

## EN-SUITE SHOWER ROOM

White suite comprising low level dual flush WC, drop-in wash hand basin with mixer tap and cupboards below. Fully tiled shower cubicle with folding doors, thermostatic shower with dual hand-held shower and rainfall heads. Ceiling light fitting, extractor fan, uPVC double glazed window to rear with obscure glazing.

## FAMILY BATHROOM

White suite comprising bath with side taps and grey panelled surround, inset wash hand basin with mixer tap and grey cupboard below, low level dual flush WC with concealed cistern. Walk-in shower with thermostatic shower, dual hand-held shower and rainfall heads, shower screen. Feature tiled wall, ladder towel radiator, ceiling light fitting, extractor fan. Tiled floor, uPVC double glazed window to rear with obscure glazing.

## OUTSIDE

The gardens surround the property on two sides. To the front of the property is a good-sized area, laid to lawn and bounded by mature trees and shrubs. There is a lovely garden to the side, adjoining neighbouring fields, with mature shrubs, flowers and trees. There is also a greenhouse. The shared driveway, to the side of the property, leads to the rear where there is parking, a double carport and a workstore.

## SERVICES

Mains electricity and water. Private drainage.

## COUNCIL TAX

Band 'E'

**EPC BAND**

Band 'E'

**VIEWING**

By prior appointment with the Managing Agents - Jefferys (01579 342400)

**RENTAL**

£1,800 per calendar month

**DEPOSIT**

£2,076

**AVAILABIITY**

Available now - subject to referencing

**RESTRICTIONS**

No dogs due to property adjoining fields with livestock.

**DIRECTIONS**

From Liskeard take the A38 towards Bodmin, turning left at the Twelvewoods Roundabout at Dobwalls signposted Lostwithiel and St Austell. After passing through East Taphouse, turn left towards Looe and Polperro. Continue along this round, passing through Pelynt, and turn right at the T-Junction towards Polperro. Menadue House will be found on the right hand side after approximately one mile.



## **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 outgoing 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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