

Crossways, Tremeddan Lane, Liskeard

£1,000 per calendar month

Jefferys ESTABLISHED 1865

Crossways

1 Tremeddan Lane
Liskeard
PL14 3DR

A character, detached 3/4 bedroom chalet bungalow situated within easy walking distance of Liskeard town centre.
*Entrance Hall * Lounge * Dining Room * Study/Bedroom 4 * Kitchen * Utility Area * Wet Room * Three Bedrooms * Shower Room * Garage * Gardens * Gas Central Heating * EPC 'D' * Available Now *

The accommodation comprises:

ENTRANCE HALL
Wooden multi-paned door with obscure glazing and leaded light sidescreens, solid oak flooring, pendant light point, radiator, smoke alarm, picture rail.

LIVING ROOM
10' 6'' x 13' 4'' (3.20m x 4.06m)
Fitted carpet, pendant light point, wall light fitting, radiator. Double glazed windows to front, picture rails.

STUDY/BEDROOM 4
10' 2'' x 8' 4'' (3.10m x 2.54m) maximum
Fitted carpet, pendant light point, radiator. uPVC double glazed window to rear, picture rail.

KITCHEN
16' 8'' x 8' 8'' (5.08m x 2.64m) maximum
Range of modern pale-green fronted base units and soft close 4-drawer pack, grey marble coloured roll edged working surfaces, inset single drainer stainless steel sink unit with pillar mixer tap, grey/brown splashbacks. Space for cooker with stainless steel splash panel, space for dishwasher, space for fridge, space for fridge/freezer. Tile effect vinyl flooring, fluorescent light fitting, extractor fan, uPVC double glazed window to rear, radiator. Heat alarm, Alpha InTec gas combi boiler. Wooden door with glazed obscure panel to Utility Area.

UTILITY AREA
Grey non-slip flooring, bulk head light, pendant light point, fitted handrails, space and plumbing for washing machine. uPVC half glazed door to rear with obscure glazing. Double glazed window, Velux windows.

WET ROOM
Walk-in shower area with AKW electric shower, grab rail, extractor fan, shower boarding to walls. White low level flush WC, white wall hung wash hand basin (H&C). Tall ladder heated towel radiator, Velux window, wall heater, non-slip flooring.

DINING ROOM
11' 8'' x 10' 5'' (3.55m x 3.17m)
Exposed wood flooring, picture rail, pendant light fitting, radiator. Built-in glass fronted cabinet, fitted shelves. Double glazed windows to front.

FIRST FLOOR LANDING
Fitted carpet, wood stained hand rails, pendant light fitting, radiator. uPVC double glazed windows. Walk-in cupboard with fitted carpet, RCD, electricity meter and electricity timer. Walk-in cupboard with fitted carpet and slatted shelving.

BEDROOM 1
10' 5'' x 11' 5'' (3.17m x 3.48m)
Fitted carpet, pendant light point, radiator. uPVC double glazed windows to front.

SHOWER ROOM
White suite comprising low level flush WC, pedestal wash hand basin (H&C), walk in glazed shower cubicle with sliding doors and shower boarding, thermostatic shower fitted. Radiator, tile effect vinyl flooring, inset LED lighting, Velux window.

BEDROOM 2
11' 6'' x 12' 2'' (3.50m x 3.71m)
Fitted carpet, pendant light fitting, radiator, uPVC double glazed window to front. Two under-eaves storage cupboards with slatted shelving.

BEDROOM 3
7' 1'' x 6' 5'' (2.16m x 1.95m)
Fitted carpet, pendant light fitting, radiator. White uPVC double glazed window.

GARAGE/CAR PORT
Single garage/car port with white roller door, bulk head light. Two external concrete stores with shelving. Door to Utility Area.

GARDENS
The gardens are situated to the front of the property, laid to lawn with flower borders. The property is bounded by a concrete wall with pathway access via a wooden gate and steps to the front pathway. Access is also available from the driveway.

SERVICES
All mains services are connected.

RESTRICTIONS
Non Smokers only

TENURE
Assured Periodic Tenancy - unfurnished.

RENTAL
£1,000 per calendar month

DEPOSIT
£1,153

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

COUNCIL TAX
Band 'C'.

EPC BANDING
Band 'D'.

DIRECTIONS
From our offices, proceed up Barras Street continuing straight over the mini-roundabout. After a short distance, Tremeddan Lane will be found on the left hand side with Crossways being situated on the corner.







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.

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