

SEMI-DETACHED

£1200pcm



CAUDLEDOWN MILL COURT, HIGHER BUGLE PL26 8WN

UNFURNISHED THREE BEDROOM NEW BUILD

Jefferys are delighted to offer this newly built, three bedroom semi-detached property to let in Higher Bugle. The property benefits from an air source heat pump, quality fixtures and fittings throughout and driveway parking for approximately three vehicles.

In brief, the property comprises:- Entrance Hallway, Lounge, Kitchen/Diner, Cloakroom/Downstairs WC, Three Bedrooms with Built-In Wardrobes, Bathroom PLUS Ensuite. Parking for one vehicle available to the front, PLUS driveway parking for two additional vehicles to the rear. The rear garden is low maintenance, benefiting from a patio area and lawn.

Viewing Highly Recommended

Price: £1200pcm

Key Features

New Build with High Quality Fixtures & Fittings

Generous Driveway Parking for Three Vehicles

Low Maintenance Rear Garden Laid to Lawn with Patio

Air Source Heat Pump

EPC 'B'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance Hallway

Composite door to front elevation. Grey tile effect vinyl flooring. Pale grey painted walls. Pendant light fitting. Storage cupboard with lighting and power, plus space and plumbing for washing machine.

Downstairs WC

uPVC double glazed obscure window to front elevation. Grey tile effect vinyl flooring. Part panelled, part painted white. Pendant light fitting. Heated towel rail. Extractor fan. Low level flush WC. Vanity unit with ceramic wash hand basin.

Lounge

14'2" x 11'6" (4.32m x 3.50m)

uPVC double glazed windows to front elevation. Grey fitted carpet. Pale grey painted walls. Pendant light fitting.

Sliding doors into:-

Kitchen/Diner

Dining Area

11'6" x 9'10" (3.51m x 3.00m)

uPVC double glazed patio doors to rear elevation. Grey tile effect vinyl flooring. Pale grey painted walls. Pendant light fitting.

Kitchen

10'11" x 8'3" (3.32m x 2.51m)

uPVC double glazed door to rear elevation, partially glazed. uPVC double glazed windows to rear elevation. Grey tile effect vinyl flooring. Part panelled, part painted. Ceiling spotlights. Range of wall, base and drawer units. Built-in fridge/freezer and dishwasher. Built-in Lamona electric oven and hob with extractor hood over. Stainless steel sink with drainer.

Stairs and Landing

Grey fitted carpet. Pale grey painted walls. Pendant light fitting. Loft access.

Main Bathroom

8'4" x 6'8" (2.55m x 2.03m)

uPVC double glazed obscure window to front elevation. Grey tile effect vinyl flooring. Part panelled, part painted white. Ceiling mounted light fitting. Heated towel rail. Extractor fan. Low level flush WC. Ceramic, pedestal wash hand basin. Bath with shower over.

Bedroom One

11'0" x 8'4" (3.36m x 2.55m)

uPVC double glazed windows to front elevation. Grey fitted carpet. Pale grey painted walls.

Pendant light fitting plus two wall lights. Radiator. Built-in wardrobe.

Ensuite

7'10" x 4'8" (2.38m x 1.42m)

uPVC double glazed obscure window to front elevation. Grey tile effect flooring. Part panelled, part painted white. Ceiling mounted light fitting. Heated towel rail. Extractor fan. Low level flush WC. Ceramic, pedestal wash hand basin. Shower cubicle with thermostatic shower.

Bedroom Two

9'11" x 9'2" (3.02m x 2.79m)

uPVC double glazed windows to rear elevation. Grey fitted carpet. Pale grey painted walls. Pendant light fitting plus two wall lights. Radiator. Built-in wardrobe.

Bedroom Three

9'11" x 9'3" (3.01m x 2.81m)

uPVC double glazed windows to rear elevation. Grey fitted carpet. Pale grey painted walls. Pendant light fitting. Radiator. Built-in wardrobe.

Exterior

Driveway parking for one to the front of the property and a small area laid to lawn. To the rear you will find driveway parking for an additional two vehicles and access to the garden which is laid to lawn with a patio area. Electric car charging port available.

Additional Information

EPC 'B'

Council Tax Band 'B'

Services – Mains Electric, Air Source Heat Pump, Mains Water & Drainage

Rent

£1200pcm

Deposit

£1384.00

Tenure

Assured Periodic Tenancy

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01208 872245.

Please note you will be asked to complete an application form before being offered a viewing.



Front Elevation



Rear Garden



Lounge



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	81	89
69-80 C		
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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