



Carburrow, Warleggan, Bodmin PL30 4HF
£1,600 per calendar month to Include Water & Sewerage Charges

Jefferys ESTABLISHED 1865

Carburrow

Warleggan

Bodmin

PL30 4HF

Situated in an Area of Outstanding Natural Beauty and enjoying stunning views over miles of open countryside and the wild expanse of Bodmin Moor, this detached property comprises:

- * Entrance Hallway * Cloakroom * Utility Room
- * Store * Kitchen * Living Room
- * Four Bedrooms * Bathroom * Gardens
- * Garage & Parking * uPVC Double Glazing
- * LPG Central Heating * EPC 'E'
- * Council Tax 'D'
- * WATER & SEWERAGE CHARGES INCLUDED *
- * Available Now - Subject to References *

Carburrow is situated approximately five minutes' drive from the hamlet of Warleggan which, until 1953, was regarded as one of the remotest hamlets in Cornwall.

The spacious accommodation comprises:

ENTRANCE HALLWAY

uPVC half glazed door with obscure glazing, fitted carpet, inset lighting, three radiators, two smoke alarms, OpenReach MasterSocket, recess with fitted shelving. uPVC double glazed window to front.

CLOAKROOM

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and cupboards below, tiled splashback. Wall mirror with lighting, vinyl flooring, towel

radiator, pendant light point. uPVC double glazed window to rear with obscure glazing and deep sill.

UTILITY ROOM

10' 6" x 5' 2" (3.20m x 1.58m)

Range of cream-fronted base units, wood effect working surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashback. Space and plumbing for washing machine and tumble dryer, space for fridge freezer, four-spot ceiling light fitting, radiator. uPVC double glazed window to front.

STORE

Fitted carpet, two fluorescent striplights, shelving, Navien gas combi boiler. Wall cupboard housing RCD and electricity meter, carbon monoxide alarm. uPVC half glazed door with obscure glazing to front.

BEDROOM 1

19' 11" x 15' 0" (6.08m x 4.57m)

Fitted carpet, inset lighting, two radiators, TV point, four-spot ceiling light fitting. uPVC double glazed windows to rear with lovely countryside views, uPVC double glazed French doors with windows to either side leading to the lower Garden and enjoying stunning views over open moorland.

BATHROOM

White suite comprising low level dual flush WC with concealed cistern, inset wash hand basin with mixer tap and cupboards below, wall mirror with lighting above. Bath with mixer shower attachment and tiled surround, large walk-in shower cubicle with thermostatically controlled dual head shower fitted. Fully tiled walls, tile-effect vinyl flooring, inset lighting, extractor fan, towel radiator. Recess with radiator and shelving above. uPVC double glazed window to side with obscure glazing.

BEDROOM 2

10' 7" x 10' 5" (3.22m x 3.18m)

Fitted carpet, radiator, pendant light point, two wall light fittings, TV point. Built-in wardrobe with hanging rail and locker above. uPVC double glazed window to rear with lovely countryside views.

STAIRS TO FIRST FLOOR LANDING

Rise and turn staircase with fitted carpet, two uPVC double glazed windows to rear with countryside views, two pendant light points, two wall light fittings, radiator, smoke alarm.

BEDROOM 3

15' 3" x 11' 7" (4.64m x 3.54m) maximum

Fitted carpet, two pendant light points, two wall light fittings, radiator, TV point, access to roof space. uPVC double glazed windows to front and rear enjoying countryside and moorland views.

BEDROOM 4/OFFICE

18' 3" x 7' 8" (5.57m x 2.34m) - Restricted Height

Fitted carpet, radiator, two wall light fittings, two under-eaves storage cupboards, shelving, Velux window.

KITCHEN

11' 9" x 10' 4" (3.58m x 3.16m)

Range of cream-fronted base units, natural wood wall units and display units with lighting. Wood effect working surfaces, inset one and a half bowl Technonite sink unit with mixer tap, tiled splashbacks, Flavel range-style electric oven and hob, stainless steel extractor hood over. Radiator, two 4-spot light fittings, heat alarm, laminate effect vinyl flooring. space for fridge/freezer, space for dishwasher. uPVC double glazed window to rear enjoying the lovely countryside views.

LOUNGE

22' 5" x 15' 1" (6.84m x 4.60m)

Fitted carpet, inset lighting, four wall light fittings, two radiators, TV point. Feature stone wall with three display niches and shelf and large woodburner on slate hearth, carbon monoxide alarm. Three uPVC double glazed windows to rear with lovely countryside views, uPVC half glazed door to side with stone steps leading down, uPVC double glazed sliding doors to sun balcony which enjoys stunning open views over the surrounding countryside and open moorland.

OUTSIDE

The property is approached over a cattlegrid which gives access to good sized area providing ample parking and which, in turn, leads to the **Lower Garden**, enclosed by old stone walling, partially laid to lawn and with a good-sized paved patio

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area providing a wonderful private space for entertaining and enjoying this tranquil environment. Old granite steps lead up from the parking area and give access to the **Upper Garden** which is again bounded by old stone walling with mature trees and laid to lawn.

GARAGE

Metal up-and-over door, power and lighting.

SERVICES

Mains electricity. LPG central heating. Private water and sewerage charges are included.

COUNCIL TAX

Band 'D'

EPC BANDING

Band 'E'

RENT

£1,600 per calendar month to include water and sewerage

DEPOSIT

£1,846

VIEWING

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

RESTRICTIONS

Non smokers only

DIRECTIONS

From Liskeard, proceed along the A38 towards Bodmin, passing The Halfway House public house on your right. Take the next turning on the right, signposted Mount and Warleggan, and continue into the hamlet of Mount. At the staggered crossroads, proceed straight across, signposted Warleggan. Approaching Warleggan, turn left at the Warleggan sign and continue along this lane, passing the entrance to Whitewalls Farm on the right. Continue along this lane and proceed over the cattlegrid where Carburrow will be found, at the end of the lane, on the right-hand side.



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. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. 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. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
 - c. 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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