



The Loft, Trenodden Farm, Menheniot PL14 3RE

£795 per calendar month

ESTABLISHED 1865
Jefferys

The Loft

Trenodden Farm

Menheniot

PL14 3RE

Situated in a courtyard setting in a very quiet rural area, a well-presented end-terrace coach house offering a reception hall, kitchen/diner, lounge, bedroom and shower room.

EPC 'D', Council Tax 'A'.

Available Now.

Water and Drainage Charges Included.

Viewing Highly Recommended.

SITUATION

The Loft is situated between tiny hamlet of Doddy Cross and the popular village of Menheniot, which provides a good range of facilities, including a general store/post office, village hall, primary school, public house and church. The market town of Liskeard is within very easy driving distance, providing a range of shopping, schooling, business and leisure facilities as well as a main-line railway station connecting to London (Paddington) via Plymouth. The city of Plymouth, the main retail centre for the area, is approximately thirty minutes' car journey and offers an extensive range of facilities together with rail, airport and ferry links.

The accommodation comprises:

ENTRANCE HALL

uPVC half glazed door with obscure glazing, side screen and transom window. Slate flag floor, pendant light point, smoke alarm.

STAIRS TO FIRST FLOOR

Fitted carpet, two pendant light points, smoke alarm, Dimplex heater. Airing cupboard housing hot water cylinder and slatted shelving.

SHOWER ROOM

White suite comprising low level flush WC, pedestal wash hand basin, walk-in shower cubicle with Triton shower fitted. Part tiled walls, ceiling light fitting, wall mirror, shelf, vanity light and shaver point. Extractor fan, vinyl flooring, Levante wall heater. uPVC half glazed fire exit door with obscure glazing.

KITCHEN/DINER

12' 8" x 11' 3" (3.85m x 3.43m) maximum

Range of light beech coloured wall and base units, corner display shelving, inset stainless steel single drainer sink unit with mixer tap, tiled splashback. Space for cooker with extractor over, space for washing machine, space for fridge/freezer. Tile effect vinyl flooring, electric wall radiator, ceiling light fitting, heat alarm. Two uPVC double glazed windows to front.

LOUNGE

12' 7" x 11' 2" (3.83m x 3.41m)

Fitted carpet, electric radiator pendant light point, TV aerial point. Two uPVC double glazed windows to front.

BEDROOM

11' 1" x 8' 4" (3.38m x 2.55m)

Fitted carpet, electric radiator, pendant light point, shelf. Built-in wardrobe with hanging and shelving. uPVC double glazed window to side.

OUTSIDE

There is parking available at the property.

SERVICES

Mains electricity. Private water and drainage included.

RENTAL

£795 pcm

DEPOSIT

£917

COUNCIL TAX

Band 'A'

EPC

Band 'D'

VIEWING

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

AVAILABILITY

Available Now - Subject to Referencing

DIRECTIONS

From Liskeard, proceed towards Callington along the A390. Upon reaching Merrymeet, turn right towards Pengover. Continue straight through Pengover and follow this road for approximately three miles. After taking a sharp right-hand bend, signposted Doddy Cross, the entrance to Trenodden will be found after a short distance on the left-hand side. Enter the driveway and continue over the cattlegrid, turning hard left into the courtyard where The Loft will be found almost directly in front of you to the left.



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 tenable 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.



RICS rightmove 
find your happy



St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

Jefferys ESTABLISHED 1865