



## **TRURO ROAD, LANIVET PL30 5ET**

### **UNFURNISHED, THREE BEDROOM DETACHED PROPERTY**

This stunning three bedroom detached house is now available to let in Lanivet, within walking distance of amenities and just a short drive from Bodmin. The property boasts a modern design and contemporary living style, benefiting from a double garage and a private enclosed courtyard.

In brief, the property comprises:- Entrance Hallway, Downstairs WC, Kitchen, Living/Dining Room, Three Bedrooms and a Bathroom. There is driveway parking available, together with space for additional cars to the front and a generous sized double garage.

**Video Tour Available**  
**Viewing Highly Recommended**

**Price: £1100pcm**

### **Key Features**

Double Garage PLUS  
Driveway Parking

Private, Enclosed Rear  
Courtyard

Modern and  
Contemporary Living

Open Plan Living  
Space

EPC 'C'

## **ACCOMMODATION COMPRISES:**

(All Sizes Approximate)

### **Entrance Hallway**

**13'1" x 4'6" (3.98m x 1.38m)**

From the driveway, steps up to the front door. Double glazed window to front elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Under stairs storage. Doors leading to kitchen and living/dining room.

### **Cloakroom/Downstairs WC**

**4'3" x 3'5" (1.29m x 1.03m)**

Double glazed obscure window to side elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Low level flush WC. Wash hand basin with vanity unit. Boiler.

### **Kitchen**

**15'2" x 6'11" (4.62m x 2.11m)**

Double glazed window to front elevation with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiator. Range of grey wall, base and drawer units. Grey, marble effect worktops. One and a half bowl composite sink and drainer with mixer tap. Electric oven with gas hob. Extractor hood. Fridge/freezer.

### **Living Room/Dining Room**

**14'8" x 13'9" (4.48m x 4.20m)**

Double glazed patio doors to rear elevation with blinds. Double glazed window to rear with blinds. White painted walls. Grey, wood effect laminate flooring. Ceiling spotlights. Radiators X2. Door leading into hallway.

### **Stairs and Landing**

White painted walls. Grey fitted carpet.

### **Bedroom One**

**13'7" x 6'2" (4.14m x 1.89m) Min.**

**With Alcove (4.14m x 2.56m) Max.**

Double glazed window to front elevation with blinds and curtains. White painted walls. Grey fitted carpet. Ceiling spotlights. Radiator.

### **Bedroom Two**

**8'10" x 8'3" (2.70m x 2.52m)**

Double glazed window to rear elevation with blinds and curtains. White painted walls. Grey fitted carpet. Ceiling spotlights. Radiator.

### **Bedroom Three**

**11'8" x 5'5" (3.55m x 1.65m) Min.**

**With Alcove (4.73m x 1.65m) Max.**

Double glazed window to rear elevation with blinds. White painted walls. Grey fitted carpet.

Ceiling spotlights plus tube light. Radiator.

### **Bathroom**

**6'2" x 5'6" (1.88m x 1.68m)**

Double glazed obscure window to side elevation with blinds. White painted walls plus dark grey wall panels. Wood effect flooring. Ceiling spotlights. Extractor fan. Towel rail. Low level flush WC. Wash hand basin with vanity unit. L-Shaped bath with shower over.

### **Exterior**

Accessed via gate at side of the property. Generous patio area with gazebo. White surrounding walls provide additional privacy. Outside lights.

*Hot tub pictured not included in Tenancy.*

### **Double Garage**

**17'6" x 16'3" (5.34m x 4.96m)**

Electric roller door. Concrete flooring. Wood panel walls.

### **Parking**

Gravel carpark to front elevation for one vehicle plus additional parking space to the front.

### **Additional Information**

**EPC 'C'**

**Council Tax Band 'C'**

**Services** – Mains Electric, LPG Gas, Mains Water and Drainage

### **Rent**

£1100pcm

### **Deposit**

£1,269.00

### **Tenure**

Assured Periodic Tenancy – Available for Long Term Let

### **Viewing**

Strictly by appointment with managing agent Jefferys. If you would like to arrange a viewing or require any further information, please contact our Lostwithiel office on **(01208) 872245**.

**Please note you will be asked to complete a short application form prior to being offered a viewing.**



**Courtyard**



**Entrance Hallway**



**Living/Dining Room**



**Kitchen**



**Bedroom One**



**Bedroom Two**




**Bedroom Three**



**Bathroom**

## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                           |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| 92-100 <b>A</b>                                    |                            |                                                                                     |
| 81-91 <b>B</b>                                     |                            | 89                                                                                  |
| 69-80 <b>C</b>                                     | 74                         |                                                                                     |
| 55-68 <b>D</b>                                     |                            |                                                                                     |
| 39-54 <b>E</b>                                     |                            |                                                                                     |
| 21-38 <b>F</b>                                     |                            |                                                                                     |
| 1-20 <b>G</b>                                      |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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