



Rose Cottage, Lanreath, Looe PL13 2NU
£995 per calendar month

Jefferys ESTABLISHED 1865

Rose Cottage

Lanreath

Looe

PL13 2NU

A deceptively spacious three bedroom character cottage in this sought after rural village.

Newly decorated and with new floor coverings throughout, the accommodation comprises:

* Entrance * Utility/Cloakroom * Newly Fitted Kitchen * Lounge/Dining Room * Two Bedrooms to First Floor * Bathroom * Attic Bedroom Three * Gardens * Garage * Oil Fired Central Heating * uPVC Double Glazing * Lovely Countryside Views * EPC 'E' * Council Tax 'C' * Available Now *

The property is situated in the popular village of Lanreath, some five miles from the fishing port/coastal town of Looe. The village retains a general stores, public house and a local thriving community.

The accommodation comprises:

LOUNGE

21' 11" x 13' 4" (6.68m x 4.06m)

uPVC double glazed entrance door, light wood coloured laminate effect vinyl flooring, two pendant light points,

two radiators, two TV points, BT Mastersocket and modem. uPVC double glazed window to front with lovely countryside views, wall cupboard housing electricity meter, smoke alarm.

KITCHEN AREA 1

17' 8" x 5' 2" (5.38m x 1.57m)

Newly fitted kitchen units comprising cream fronted base units with slated coloured working surfaces and splashbacks. Space for fridge, space for freezer. Built-in Lamona electric oven, inset Lamona ceramic electric hob with stainless steel splashback and stainless steel chimney extractor hood over. Vinyl flooring, fluorescent striplight, radiator, light tunnel. Carbon monoxide and smoke alarm. Large open hatchway and open doorway to:

KITCHEN AREA 2

8' 9" x 5' 4" (2.66m x 1.62m)

Newly fitted range of cream fronted wall and base units, four drawer pack, slate coloured working surfaces and splashbacks, inset single drainer stainless steel sink unit (H&C). Ceiling light fitting, radiator, vinyl flooring, glazed window to Lounge.

UTILITY/CLOAKROOM

White low level dual flush two in one toilet and wash hand basin with mixer tap, vinyl flooring, uPVC double glazed window to rear with obscure glazing, ceiling light fitting. Worcester Danesmoor oil fired boiler, plumbing for washing machine. Wall mounted cupboard.

STAIRS TO FIRST FLOOR & LANDING

Fitted carpet, pendant light point, smoke alarm. Built-in cupboard with louvred doors with immersion heater and shelving. Built-in cupboard with louvred doors with lagged hot water cylinder. Honeywell central heating and water timer. uPVC double glazed window to side with deep sill.

BEDROOM 1

13' 3" x 10' 8" (4.04m x 3.25m) maximum

Fitted carpet, radiator, pendant light point, uPVC double glazed window to front enjoying lovely countryside views.

BEDROOM 2

10' 1" x 8' 2" (3.07m x 2.49m)

Fitted carpet, pendant light point, radiator, uPVC double glazed window to rear.

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C) with aquaboard splashback. Panelled bath with Mira shower fitted, glazed shower screen and aquaboard surround. Tile effect vinyl flooring, wall mirror, radiator, ladder towel radiator, SupaWarm electric wall heater. uPVC double glazed window to side with obscure glazing, ceiling light fitting, extractor fan.

STAIRS TO SECOND FLOOR

Fitted carpet, pendant light point, smoke alarm.

BEDROOM 3

12' 7" maximum x 11' 6" (3.83m maximum x 3.50m)

Fitted carpet, pendant light fitting, radiator, TV aerial point. Glazed window to landing, uPVC double glazed window to front enjoying superb countryside views.

OUTSIDE

A picket gate from the lane leads to the tiered front garden, which is laid to lawn with fenced and mature hedge boundaries, with a pathway leading to the front door. To the rear of the property is a paved patio area with stone chip surround, providing a lovely seating out area. Oil tank. Access to parking area and courtesy door to Garage.

SINGLE GARAGE

Metal up-and-over door, courtesy door to side.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

RENTAL

£995 pcm

DEPOSIT

£1,148

COUNCIL TAX

Band 'C'

EPC

EPC 'E'

VIEWING

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

AVAILABILITY

Available now - subject to referencing.

DIRECTIONS

Upon entering Lanreath, bear left by The Punchbowl Inn and continue along Court Meadow Road. Take the second turning on the right-hand side into Meadow Road and the entrance to Rose Cottage will be found immediately on 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 be 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 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.



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