



9 Trevanion Road, Liskeard PL14 3QN

£1,100 per calendar month

Jefferys ESTABLISHED 1865

9 Trevanion Road

Liskeard

PL14 3QN

A beautifully refurbished detached family home with attractive countryside views, generous gardens, garage and driveway parking, set in one of Liskeard's most sought-after residential locations.

* Entrance Hall * Cloakroom
* Lounge/Dining Room * Conservatory
* Kitchen * Shower Room * Three Bedrooms * Garage * Gardens * EPC 'C'
* Council Tax 'C' * Viewing Highly Recommended * Available Now – Subject to Referencing *

SITUATION

Occupying a sought-after cul-de-sac position in Liskeard, this property enjoys attractive countryside views and a peaceful setting whilst being within easy reach of local amenities, schools and excellent transport connections.

The accommodation comprises:

ENTRANCE HALLWAY

uPVC half-glazed entrance door opening into a welcoming hallway with vinyl flooring, radiator, pendant light point, smoke alarm and uPVC double glazed window. Staircase rising to the first floor accommodation.

CLOAKROOM/WC

Comprising a white suite with low level flush WC and inset wash hand basin with storage cupboards beneath. Wall mounted mirrored cabinet, radiator, ceiling light point and uPVC double glazed window.

LOUNGE/DINING ROOM

25' 5" x 11' 1" (7.742m x 3.377m)

A spacious dual-purpose reception room with uPVC double glazed windows to the front and rear elevations enjoying excellent natural light. Fitted carpet, two radiators, three ceiling light points, curtain poles and white blinds. Feature closed fireplace with attractive stone surround and hearth. Patio doors provide access to the conservatory.

CONSERVATORY

12' 6" x 12' 8" (3.814m x 3.856m)

A generous conservatory enjoying views over the rear garden and surrounding countryside. Wood-effect vinyl flooring, radiator, ceiling fan and three wall light fittings. Direct access to the garden.

KITCHEN

9' 10" x 8' 9" (2.986m x 2.663m)

Recently fitted modern kitchen comprising a range of grey gloss-fronted wall and base units with complementary work surfaces and black gloss splashback. Inset one and a half bowl sink and drainer, built-in oven, ceramic touch-control hob with extractor hood over and space for a washing machine and fridge/freezer. Carbon monoxide alarm, uPVC double glazed windows and uPVC double glazed door providing access outside.

FIRST FLOOR LANDING

Fitted carpet, pendant light point, smoke alarm and uPVC double glazed window. Access to loft space and doors leading to all first floor rooms. Wooden balustrade and handrail.

SHOWER ROOM

6' 10" x 5' 6" (2.088m x 1.684m)

Modern white suite comprising low level flush WC, inset wash hand basin and shower enclosure with electric shower. Heated towel rail, radiator, ceiling light point and uPVC double glazed window.

BEDROOM ONE

12' 4" x 11' 2" (3.756m x 3.411m)

A spacious double bedroom with uPVC double glazed window, fitted carpet, radiator, pendant light point and curtain pole.

AIRING CUPBOARD

Useful airing cupboard with four fitted wooden shelves and radiator.

BEDROOM TWO

12' 11" x 10' 3" (3.935m x 3.116m)

A well-proportioned double bedroom enjoying attractive far-reaching countryside views. uPVC double glazed window, fitted carpet, radiator, pendant light point and curtain pole.

BEDROOM THREE

7' 1" x 10' 1" (2.157m x 3.073m)

A comfortable single bedroom enjoying pleasant views across the surrounding area. uPVC double glazed window, fitted carpet, radiator, pendant light point and curtain pole. Useful raised ledge area measuring approximately 0.837m x 1.084m.

OUTSIDE

The property has the benefit of a private driveway providing parking and leading to a good sized **SINGLE GARAGE** with courtesy door to side pathway. The gardens, which surround the property, are laid to lawn with numerous mature shrubs and plants, all enjoying lovely countryside views. Wooden storage shed.

SERVICES

All mains' services are connected.

COUNCIL TAX

Band 'C'

EPC BANDING

Band 'C'

VIEWING

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

RENTAL

£1,100 per calendar month

DEPOSIT

£1,269

AVAILABILITY

Available now - subject to referencing

RESTRICTIONS

Non-Smokers Only

DIRECTIONS

From Liskeard town centre, proceed up Barras Street turning right at the first roundabout into Pound Lane. Continue through the traffic lights, and past St Martin's Church. Trevanion Road will be found on the right-hand side as you near the next roundabout. Turn into Trevanion Road and take the first left hand turning. The property will be found at the end of the cul-de-sac.



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 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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