Jefferys ESTABLISHED 1865

**STUDIO ANNEXE**

**£700pcm**

# NEPTUNE AT LESQUITE FARM LANSALLOS, PL13 2QE

## STUDIO ANNEXE IN RURAL LOCATION – AVAILABLE PART FURNISHED OR UNFURNISHED

Jefferys are delighted to present this one bedroom, self contained annexe available to let, either furnished or unfurnished. The annexe is nestled within the grounds of Lesquite Farm, in a rural location surrounded by Cornish countryside.

In brief, the property comprises:- Open Plan Bedroom/Living Space/Kitchenette and generous sized wet room. The property benefits from parking for one vehicle and use of the communal gardens and surrounding woodland.

**Viewing Highly Recommended**

## Price: £700pcm

**** Inclusive of Water & Electric Bills ****

## Key Features

Generous Sized Wet Room

Available Part Furnished or Unfurnished

Countryside Location with Access to Communal Garden & Woodlands

EPC 'C'

Utility Bills Included

**ACCOMMODATION COMPRISES:**
(All Sizes Approximate)

**Open Plan Living Space, Kitchenette & Bedroom**
**16'11" x 14'3" (5.15m x 4.35m) Max.**
Double glazed, wooden framed doors to front elevation leading into the open plan Living Space/Kitchenette and Bedroom. Double glazed, wooden framed windows to front and rear elevation. Neutral painted walls. Wood effect laminate flooring. Two pendant light fittings. Under floor heating.
Available furnished, to include:
Single armchair, wardrobe, chest of drawers, two bedside tables, extendable table with matching stools and two small side tables. Also available is a small flat screen television, two small lamps and a mirror.
*Please note the sofa pictured is no longer included.*

**Kitchenette**
Wall and base units, plus drawers for storage – cooking utensils available. Flecked, neutral worktops. Two electric hob rings. Microwave oven. Stainless steel sink with drainer. Under counter fridge with freezer compartment. Toaster. Fire extinguisher and fire blanket available.

**Wet Room**
**11'6" x 7'2" (3.51m x 2.18m) Max.**
Double glazed, wooden framed window to rear elevation. Neutral wall tiles. Neutral coloured non-slip flooring. Ceiling spotlights. Electric towel rail. Low level flush WC. Two wash hand basins. Thermostatic shower. Pull cord light with shaving socket. Extractor fan. Accessibility handles throughout for assisted living.

**Exterior**
Decked area to the front of the property, shared with neighbouring properties, overlooking the communal gardens and parking. Garden to include a large area laid to lawn, leading to the woods – a perfect spot for a peaceful walk.

Parking available to the front of the property for one vehicle.

**Additional Information**
**EPC 'C'**
**Council Tax – To Be Confirmed**
**Services –** Mains Electric, Bio Digestor Waste Tank, Water Source – Borehole.
Utility bills included in the monthly rental amount. Electric and water only. Includes use of the existing heating and appliances only, no additional heaters to be used.

Washing and drying facilities on site. Pay as you go, metered washing machine and tumble dryer. Shared use with neighbouring property.

**Rent**
£700pcm (Electric & Water Included)

**Deposit**
£807.00

**Tenure**
Assured Periodic Tenancy Agreement

**About the Property**
Lesquite has a tributary of the river Fowey running alongside the garden and down through the woods. There are two woodland areas in the area, once centuries old with oak trees and the other boasting bluebells and foxgloves in the Spring and Summer.

Lesquite Farm is within easy reach of Fowey, Polperro, Looe and St Austell.

**Viewings**
Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on (01208) 872245.

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

Front Elevation

Kitchenette

Open Plan Living Space/Bedroom

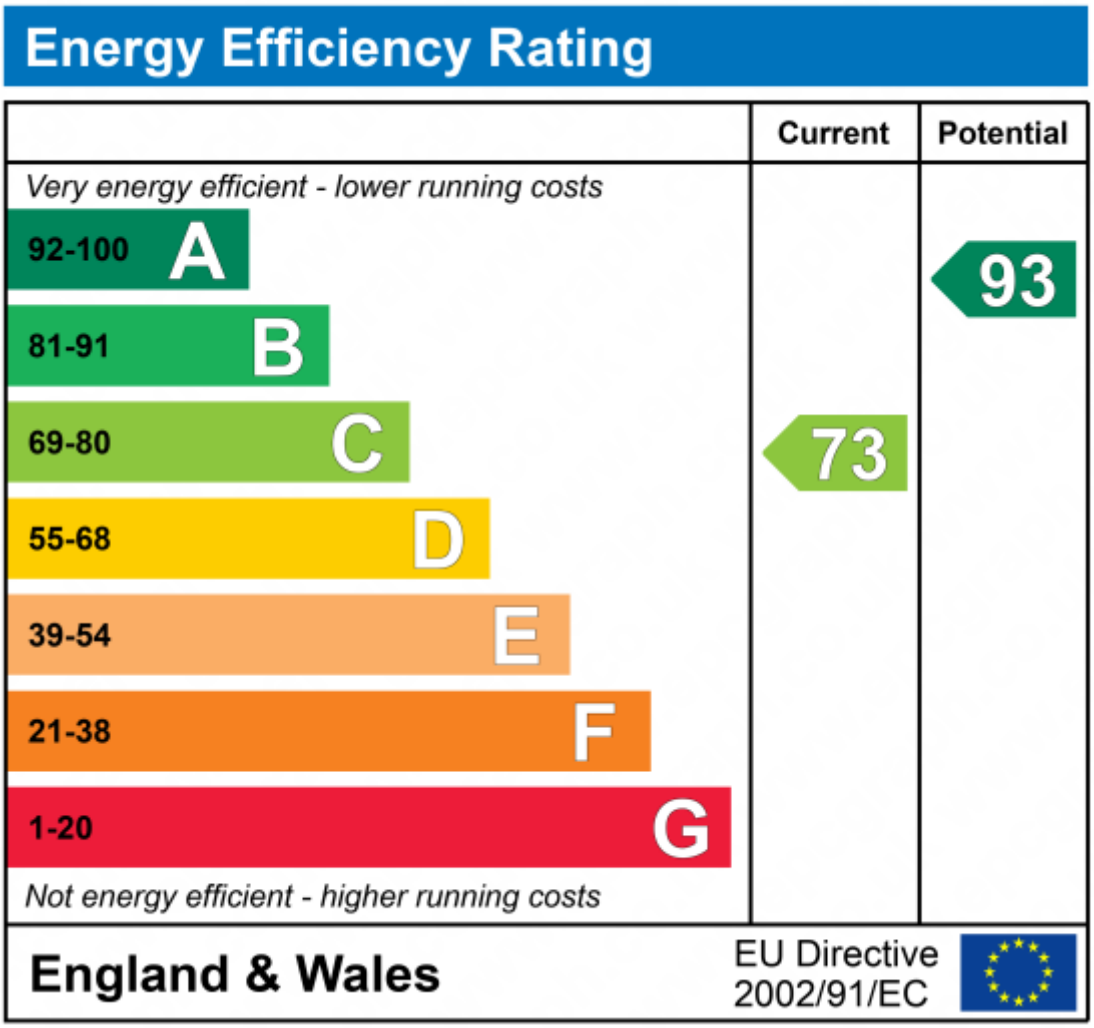
Open Plan Living Space/Bedroom

Open Plan Living Space/Bedroom

Wet Room

Wet Room

Communal Garden

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