

**SEMI-DETACHED**

**£800pcm**



## **TREGARRICK, WEST LOOE PL13 2SD**

**UNFURNISHED, TWO BEDROOM SEMI-DETACHED BUNGALOW**

**\*\* Available From End of August 2026 \*\***

Jefferys are delighted to bring to the rental market this well presented two bedroom bungalow to rent, in the sought after fishing town of Looe. The property is within walking distance of the beach and local amenities, as well as craft shops and numerous cafes and restaurants.

In brief, the accommodation comprises:- Entrance Hallway, Kitchen, Lounge/Diner, Two Bedrooms and Bathroom. The property also benefits from two allocated parking spaces to the front of the property and a tiered rear garden.

**Viewing Highly Recommended**

**\*\* Please note, photos were taken in 2025 \*\***

**Price: £800pcm**

### **Key Features**

Elevated Position  
Boasting Countryside  
Views

Two Allocated Parking  
Spaces

Within Walking  
Distance of Local  
Amenities

Recently Decorated  
Throughout

EPC 'D'

## **ACCOMMODATION COMPRISES:**

(All Sizes Approximate)

To the front of the property there are two allocated parking spaces. To access the property, a set of steps leads to a pathway. The property entrance is on the right at the end of the path.

### **Entrance Hallway**

uPVC, partially glazed door. Neutral fitted carpet. Magnolia painted walls. Pendant Light fitting. Radiator.

### **Kitchen**

**9'11" x 8'9" (3.03m x 2.67m)**

uPVC double glazed windows to front elevation. Wood effect laminate flooring. Magnolia painted walls. Ceiling mounted light fitting. Range of wall, base and drawer units with black worktop over. Built-in electric oven and gas hob. Extractor hood. Built-in cupboard housing gas boiler.

### **Lounge/Diner**

**15'6" x 10'0" (4.73m x 3.05m)**

uPVC double glazed windows to front elevation boasting countryside views. Neutral fitted carpet. Magnolia painted walls. Two pendant light fittings. Radiator.

### **Bedroom One**

**11'6" x 9'11" (3.51m x 3.03m)**

uPVC double glazed windows to rear elevation. Neutral fitted carpet. Magnolia painted walls. Pendant light fitting. Radiator.

### **Bedroom Two**

**8'9" x 6'11" (2.67m x 2.10m)**

uPVC double glazed windows to rear elevation. Neutral fitted carpet. Magnolia painted walls. Pendant light fitting. Radiator.

### **Bathroom**

**6'6" x 5'5" (1.99m x 1.66m)**

uPVC double glazed window to side elevation. Mosaic tile effect flooring. White tiled walls. Ceiling mounted light fitting. Towel rail. Low level flush WC. Ceramic, pedestal wash hand basin. Panelled bath with shower over.

### **Exterior**

The property benefits from two allocated parking spaces to the front of the property.

A tiered front garden space boasts decorative stones and mature shrubs.

To the rear, a few small steps lead to a patio area together with a tiered garden laid to lawn with mature boundary hedges and shrubs.

Beneath the property, a generous basement space offers additional storage.

### **Additional Information**

**EPC 'D'**

**Council Tax Band 'B'**

**Services** - Mains Gas, Mains Electric (Pay as You Go), Mains Water & Drainage

*Please note that the property is currently occupied until August 2026 – available from 24<sup>th</sup> August 2026.*

### **Rent**

£800pcm

### **Deposit**

£923.00

### **Tenure**

Assured Periodic Tenancy – Available as a long term let

### **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 our office on (01208) 872245.

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



**Side Elevation**



**Basement**



**Kitchen**



**Lounge**



**Bedroom One**



**Bedroom One**




**Bedroom Two**



**Bathroom**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		90
69-80 <b>C</b>		
55-68 <b>D</b>	66	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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

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