



Flat 4 Russell House, Liskeard PL14 4BS

£795 per calendar month

Jefferys ESTABLISHED 1865

Flat 4 Russell House

Russell Street
Liskeard PL14 4BS

A spacious ground floor flat,
situated close to the town centre
and within easy walking distance
of Liskeard railway station.

- * Hallway * Dining Area * Lounge
- * Kitchen * Shower Room
- * Two Bedrooms * Enclosed Garden
- * Parking * EPC 'C' * Council Tax 'A'
- * Available Now - Subject to Referencing *

The accommodation comprises:

ENTRANCE HALLWAY

Wooden half glazed door with obscure glazing and sidescreen, fitted carpet, ceiling light fitting, smoke alarm, carbon monoxide alarm, shelf. Wall cupboard housing RCD and electricity meter.

DINING AREA

8' 2" x 7' 1" (2.48m x 2.16m)

Fitted carpet, radiator, pendant light point. Double glazed window to front, built-in cupboard with shelving. Steps down to:

LOUNGE

15' 8" x 11' 10" (4.78m x 3.61m)

Fitted carpet, radiator, four wall light. Feature stone fireplace (no fire) with wooden mantel, display niches and slate hearth. Double glazed window to front, uPVC double glazed sliding patio doors to Garden.

KITCHEN

9' 1" x 5' 5" (2.76m x 1.66m)

Range of pale beech coloured wall and base units with contrasting working surfaces, tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap. Space for washing machine, space for fridge, space for cooker with extractor hood over. Alpha gas fired boiler, laminate effect vinyl flooring, ceiling light fitting, uPVC double glazed window overlooking gardens.

SHOWER ROOM

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap and cupboards below, walk-in shower with thermostatic shower fitted and glazed screen. Ceiling light fitting, wall mirror, extractor fan. Laminate effect vinyl flooring, radiator, towel rail. uPVC double glazed window to rear with obscure glazing.

BEDROOM 2

7' 1" x 5' 10" (2.15m x 1.77m)

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

BEDROOM 1

10' 4" x 8' 10" (3.15m x 2.70m)

Fitted carpet, radiator, pendant light point, fitted shelving. Built-in double wardrobe with mirror-fronted sliding doors, hanging and shelving. uPVC double glazed window to rear.

GARDEN

Fully enclosed with wooden fencing, paved patio and garden laid to stone chips for ease of maintenance. Borders prepared to receive plants. Courtesy side gate to parking area.

PARKING

There is parking for one vehicle at the property.

SERVICES

All mains services are connected.

COUNCIL TAX

Band 'A'

EPC BANDING

Band 'C'

VIEWING

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

RENTAL

£795 per calendar month

DEPOSIT

£917

AVAILABILITY

Available now - subject to referencing

RESTRICTIONS

Non-Smokers Only

DIRECTIONS

From the centre of Liskeard, proceed in the direction of Liskeard railway station. After approximately a quarter of a mile, Russell House will be found on the left-hand side. Flat 4 Russell House is situated at the rear of the property, where there is also a parking space.



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 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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