



15 Herring Close, Liskeard PL14 3TA  
£895 per calendar month

**Jefferys** ESTABLISHED 1865

# Herring Close

## Liskeard PL14 3TA

A well presented modern two bedroom end-terraced house on the outskirts of the town with ample gardens, garage and parking.

- \* Entrance Porch \* Hall \* Kitchen \* Lounge
- \* Two Bedrooms \* Shower Room \* Garden
- \* Garage & Parking \* Gas Central Heating
- \* Double Glazing \* EPC 'D' \* Council Tax 'B'

**\*\* Available early December \*\***

The accommodation comprises:

### ENTRANCE PORCH

uPVC double glazed front door and obscure glazed window, built-in shelved cupboard, uPVC double glazed inner door.

### HALL

Laminate wood effect flooring, doors off to kitchen and lounge. Staircase rising to first floor.

### KITCHEN

**8' 6" x 7' 2" (2.59m x 2.18m)**

A complete range of modern floor and wall units with roll edged work surfaces with ceramic tiled splash backs. Inset stainless steel sink unit with mixer tap, range of wall mounted cupboards. Integrated fridge and freezer, built-in electric oven and ceramic hob with cooker hood above. Space and plumbing for washing machine and dishwasher, uPVC double glazed window to front. Laminate wood effect flooring.

### LOUNGE

**14' 4" x 10' 6" (4.37m x 3.20m)**

A comfortable room with uPVC double window overlooking the garden and glazed door giving direct access. Fire surround incorporating coal effect electric fire, two pendant light points and fitted carpet.

### FIRST FLOOR

#### BEDROOM ONE

**11' 0" x 8' 0" (3.35m x 2.44m)**

uPVC double glazed window to front, radiator, ceiling fan and light fitting, fitted carpet.

#### BEDROOM TWO

**8' 0" x 6' 8" (2.44m x 2.03m)**

uPVC double glazed window to rear, radiator, pendant light point, built-in wardrobes over one wall. Fitted carpet.

### SHOWER ROOM

Low level W.C. pedestal wash hand basin, shower enclosure with thermostatically controlled shower and tiled surround. Laminate flooring, extractor fan and obscure double glazed window.

### OUTSIDE

#### GARDEN

Being at the end of the road the property includes a generous sized garden to the rear. This is laid mainly to lawn with paved patio, shrub borders and includes a timber garden shed. A pathway and gate to the side gives pedestrian access and there is a door to the garage.

### GARAGE

**17' 7" x 12' 0" (5.36m x 3.65m)**

With remote controlled roller door, power and lighting and two windows.

### TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

### RESTRICTIONS

Non-smokers

### RENTAL

£895 per calendar month

### DEPOSIT

£1,032

### SERVICES

Mains water, electricity, drainage and gas.

### EPC RATING

Band 'D'

### COUNCIL TAX

Band 'B'

### VIEWING

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



## DIRECTIONS

From the centre of Liskeard proceed up Barras Street through the mini roundabout into Greenbank Road. Continue through the next mini-roundabout at Addington and, on reaching the large roundabout take the third exit on to the by-pass. Take the second right turning into Stephens Road and first right into Herring Close. The property is at the end of the cul-de-sac 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. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. 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. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
  - c. 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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