



5 Turnpike Place, Liskeard PL14 4TD

£1,100 per calendar month

**Jefferys**  
ESTABLISHED 1865

# Turnpike Place

Liskeard  
PL14 4TD

A well-presented three-bedroom semi-detached house, situated on the outskirts of the town with gardens, garage and parking.

\* Entrance Hall \* Cloakroom \* Lounge \* Kitchen Diner \* Conservatory \* Garage \*  
\* Landing \* Office \* Three Double Bedrooms \*  
Bathroom \* Double Glazing \* Gas Central Heating \* Rear Garden  
\* EPC 'C' \* Council Tax 'C' \*  
\*\* Available Now Subject to Referencing \*\*

The accommodation comprises:

## ENTRANCE

uPVC double glazed front entrance door opening into:-

## ENTRANCE HALLWAY

uPVC double glazed windows, fitted carpet, pendant light fitting. Built-in storage cupboard. Doors off to Cloakroom, Lounge, Kitchen/Diner and Garage. Staircase rising to First Floor.

## CLOAKROOM

Low level WC, pedestal wash hand basin, wood effect vinyl flooring and obscure double-glazed window.

## LOUNGE

**13' 8" x 12' 2" (4.17m x 3.69m)**

Bay window with three double glazed windows to front elevation. TV aerial and telephone points. Engineered

wooden flooring, radiator, smoke alarm, five-arm ceiling light fitting.

## KITCHEN/DINER

**13' 1" x 12' 1" (3.99m x 3.90m)**

Modern range of wood effect wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap, built-in Zanussi double oven with inset four-ring enamel gas hob. Space and plumbing for washing machine. Part tiled walls, radiator. Combined heat and carbon monoxide alarm. uPVC double glazed window, vinyl flooring, three-spot light fitting. uPVC double glazed doors leading to:

## CONSERVATORY

**12' 2" x 7' 11" (3.69m x 2.40m)**

One exposed brick wall, vinyl floor tiles, one wall light fitting. uPVC double glazed windows, double glazed fixed pane ceiling. uPVC double glazed doors leading to garden.

## FIRST FLOOR

### LANDING

Fitted carpet, two pendant light fittings, uPVC double glazed skylight. Two smoke alarms, carbon monoxide alarm. Doors off to Office, Bedrooms, Bathroom and Storage Cupboard.

### OFFICE

**8' 6" x 5' 2" (2.60m x 1.57m)**

Fitted carpet, uPVC double glazed skylight, pendant light point, radiator. Door to eaves storage.

### BEDROOM ONE

**11' 11" x 11' 11" (3.62m x 3.62m)**

uPVC double glazed window to front. Wood effect vinyl flooring, radiator, three light spotlight. Loft hatch with access to roof space, smoke alarm, carbon monoxide alarm. Built-in storage cupboard with fitted carpet, hanging rail and shelf above.

## BEDROOM TWO

**11' 11" x 11' 5" (3.62m x 3.49m)**

uPVC double glazed windows to front. Wood effect vinyl flooring, pendant light point, pendant wall light. Telephone point, TV point, radiator. Carbon monoxide alarm. Cream counter sunk basin (H&C) with laminate surround, double door cabinet below. Built-in storage cupboard with fitted carpet, hanging rail and shelf above.

## STORAGE CUPBOARD

Housing wall mounted Worcester gas boiler and shelving. Carbon monoxide alarm.

## BATHROOM

White panelled bath with Triton electric shower unit and glazed shower screen, pedestal wash hand basin and low level WC. Wood-effect vinyl flooring, part tiled walls, ceiling light. Obscure uPVC double glazed window. Heated towel rail, extractor fan.

## BEDROOM THREE

**12' 1" x 7' 3" (3.67m x 2.21m)**

uPVC double glazed window. Wood effect vinyl flooring, radiator, pendant light point. Smoke alarm, carbon monoxide alarm.

## GARAGE

**17' 0" x 8' 7" (5.17m x 2.62m)**

With remote control roller door, power and lighting.

## OUTSIDE

To the rear of the property is a fully enclosed garden with paved patio, area of lawn and mature shrub boundaries. A gate leads to the driveway with parking for 1 x car.

## SERVICES

All mains' services are connected.

## COUNCIL TAX

Band 'C'

**EPC**

EPC 'C'

**TENURE**

Six months Assured Shorthold Tenancy - Unfurnished.

**RENTAL**

£1,100 per calendar month

**DEPOSIT**

£1,269

**AVAILABILITY**

Available Now - Subject to Referencing

**VIEWING**

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

**RESTRICTIONS**

Non smokers only

No pets

**DIRECTIONS**

Heading from town centre head towards the mini roundabout next to Spar and take the 2<sup>nd</sup> exit onto Windsor Place towards the railway station. Follow the road for 0.6 miles and the property will be found on the right.



## 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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