



GRENVILLE ROAD, LOSTWITHIEL PL22 0EP

END TERRACE COTTAGE, AVAILABLE UNFURNISHED OR PART FURNISHED

Jefferys are pleased to offer this well presented, two bedroom cottage to let on Grenville Road in Lostwithiel. The property is conveniently located within walking distance of local amenities including a variety of shops, restaurants, public houses PLUS a dentist and health centre.

In brief, the property comprises:- Lounge, Kitchen/Diner, Ground Floor Bathroom and Two Double Bedrooms. The property also benefits from an attractive garden to the rear with a generous sized sunroom.

On street parking available to the front of the property.

Viewing Highly Recommended

Price: £925pcm

Key Features

Attractive Garden with
Generous Sized
Sunroom

Two Double Bedrooms

Conveniently Located

Beamed Ceilings

On Street Parking

Gas Central Heating

EPC 'D'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Partially glazed entrance door leading into:-

Lounge

12'1" x 11'3" (3.69m x 3.44m)

uPVC double glazed window to front elevation. Wood flooring. Exposed brick walls, partially painted white. Beamed ceiling. Wall light fittings. Radiator. Woodburner with tiled hearth.

Dining Area

11'3" x 8'0" (3.43m x 2.43m)

Single glazed, decorative fixed window to side elevation. Tiled flooring. Walls painted white. Beamed ceiling. Wall light fittings. Radiator. Feature fireplace (not in use).

Kitchen

10'2" x 7'9" (3.09m x 2.35m)

uPVC obscure double glazed window to side elevation. Tiled flooring. Walls part painted white, part tiled. Beamed ceiling. Ceiling light fitting. Built-in electric oven and hob with extractor over. Cream fronted wall, base and drawer units with wooden worktop over. Inset ceramic sink.

Hallway

Partially glazed uPVC stable door to rear garden. uPVC double glazed window to side elevation. Ceiling light fitting. Radiator.

Door leading into:-

Bathroom

8'1" x 6'0" (2.46m x 1.83m)

uPVC obscure double glazed window to rear elevation. Tiled flooring. Tiled walls. Ceiling light fitting. Radiator. Low level flush WC. Pedestal, ceramic wash hand basin. Corner bath with shower over.

Stairs and Landing

Cream fitted carpet. Walls painted white. Pendant light fitting.

Bedroom One

11'11" x 11'4" (3.63m x 3.46m)

uPVC double glazed window to front elevation. Cream fitted carpet. Walls painted white. Beamed ceiling. Pendant light fitting and wall mounted lighting. Radiator. Fitted wardrobes.

Bedroom Two

8'11" x 8'0" (2.72m x 2.44m)

uPVC double glazed window to rear elevation. Cream fitted carpet. Walls painted white. Beamed ceiling. Pendant light fitting. Radiator.

Rear Garden

Small outbuilding housing boiler and washer/dryer. Concrete steps leading up to a patio area with table and chairs. Composite decking area and to the end of the garden is a modern sunroom with electric, lighting and under floor heating.

No allocated parking with the property but on street parking available.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services – Mains Water & Drainage, Mains Electric, Main Gas

Rent

£925pcm

Deposit

£1067.00

Tenure

Assured Periodic Tenancy

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 an application form prior to being offered a viewing.



Front Elevation



Lounge



Dining Area



Kitchen



Bedroom One



Bedroom Two



Garden



Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	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

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.