



20 Kilmar Road, Liskeard PL14 3TU

£795 per calendar month

Jefferys ESTABLISHED 1865

Kilmar Road

LISKEARD

PL14 3TU

Well presented mid-terraced property situated on this popular residential estate, conveniently placed for easy access to the town centre

- * Entrance Hall * Kitchen * Lounge * Two Bedrooms * Bathroom * Parking
- * Garden * Gas Central Heating * Double Glazing
- * EPC 'C' * Council Tax Band 'B'
- * Available Now - Subject to Referencing

Well-presented mid-terraced house situated on this popular residential estate, located on the outskirts of the town and only a short distance from the A38 and local out of town shopping facilities. Liskeard is a busy market town, 8 miles from Looe on the south coast and 18 miles from Plymouth. It offers a variety of shops, junior and comprehensive schooling, banks, a modern leisure centre and railway station connecting to Plymouth and onwards to London (Paddington). Bodmin Moor, close by, offers scope of a wide choice of outdoor/leisure activities.

Accommodation briefly comprises:-

ENTRANCE HALL

Double glazed door to front, fitted carpet, radiator, cloak pegs.

KITCHEN

8' 6" x 8' 6" (2.59m x 2.59m)

Range of white fronted wall and base units with rolled edged working surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four-ring gas hob over, extractor fan. Ceiling light fitting, laminate effect vinyl flooring. Gas fired central heating boiler, uPVC double glazed window to front.

LOUNGE

15' 3" x 10' 5" (4.64m x 3.17m)

Fitted carpet, two radiators, two pendant light points, understairs storage cupboard. uPVC double glazed window and door to rear Garden.

FIRST FLOOR LANDING

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

BEDROOM 1

11' 0" x 8' 4" (3.35m x 2.54m)

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

BEDROOM 2

8' 7" x 8' 4" (2.61m x 2.54m)

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

BATHROOM

White suite comprising panelled bath with shower fitting, pedestal wash hand basin, low level WC, tiled walls, tile effect vinyl flooring, radiator, ceiling light fitting. uPVC double glazed window to the front with obscure glazing.

OUTSIDE

Small garden area and car parking space to the front. Enclosed garden area to the rear, laid to lawn. Garden shed.

SERVICES

All mains services are connected

COUNCIL TAX BAND

Band 'B'

EPC BAND

Band 'C'

RENTAL

£795 per calendar month

DEPOSIT

£917

VIEWING

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

DIRECTIONS

From the town centre, take the main road towards Callington. Go past the comprehensive school on the left hand side and proceed straight through the mini roundabouts at Addington. On reaching the next main roundabout, take the second exit onto

the eastern relief road. Take the third turning to the right into Peppers Park and turn immediately right again up the hill into Kilmar Road. Number 20 will be found in the cul-de-sac on the right hand side.



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 tenanted 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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