



3 Holywell Road, Liskeard PL14 3TT

£795 per calendar month

ESTABLISHED 1865  
**Jefferys**

# 3 Holywell Road

LISKEARD  
Cornwall  
PL14 3TT

A modern end-terraced house in a cul-de-sac position with garden & parking

- \* Entrance Hall
- \* Newly Fitted Kitchen
- \* Lounge/Diner
- \* Two Bedrooms
- \* Bathroom
- \* Garden
- \* Car Parking Space
- \* Gas Central Heating
- \* Double Glazing
- \* EPC 'C'
- \* Council Tax 'A'
- \* Available Now \*

Situated in a cul-de-sac position in a popular residential area of the town.

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

uPVC double glazed front door, radiator, fitted carpet, telephone point. Doors off to:

### KITCHEN

**8' 6" x 8' 4" (2.59m x 2.54m)**

Range of newly fitted pale grey fronted wall and base units, wood coloured roll edged working surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, space for cooker with stainless steel chimney extractor hood over, space for washing machine, part tiled walls. Wall mounted gas boiler supplying central heating and hot water, serving hatch to Lounge, vinyl flooring. uPVC double glazed window to front.

### LOUNGE/DINER

**15' 1" x 10' 6" (4.59m x 3.20m)**

Radiator, fitted carpet, window to rear, uPVC double glazed door to rear giving access to the garden, TV point, two pendant light points, understairs storage cupboard.

### FIRST FLOOR

### LANDING

Built-in shelved cupboard, access to loft. Fitted carpet, smoke alarm. uPVC double glazed window to rear

### BEDROOM ONE

**9' 0" x 8' 6" (2.74m x 2.59m)**

Fitted carpet, built-in wardrobes over one wall, radiator, telephone point, uPVC double glazed window to front.

### BEDROOM TWO

**9' 0" x 8' 5" (2.74m x 2.56m)**

Fitted carpet, radiator, uPVC double glazed window to rear, ceiling spot lights.

### BATHROOM

White suite comprising panelled bath with mixer tap, pedestal hand basin, low level W.C. towel radiator, wall cupboard, window to front with obscure glazing, vinyl flooring.

### OUTSIDE

### GARDEN

This is mainly to the rear of the property, enclosed by conifers and laid to lawn. To the front of the property is an open plan garden, laid to lawn.

Car parking space.

### RENT

£795 per calendar month.

### DEPOSIT

£917

### SERVICES

Mains water, electricity, drainage and gas.

### EPC RATING

EPC 'C'

### COUNCIL TAX

Band 'A'

### VIEWING

Strictly by prior appointment through the Managing 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 final roundabout, turn right and continue along this road taking the third right turning into Peppers Park and the second right turning into Holywell Road.



## **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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### **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

OFFICES AT: LOSTWITHIEL • LISKEARD

[www.jefferys.uk.com](http://www.jefferys.uk.com)

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