



Reddicliffe Lodge, Lewdown EX20 4BS

£895 per calendar month

**Jefferys** ESTABLISHED 1865

# Reddicliffe Lodge

Lewdown  
EX20 4BS

An unusual opportunity to rent the "Lodge" annexed to the main house, in this quiet and sought-after village.

The well-planned accommodation comprises:

\* Open Plan Kitchen/Lounge \* Large Sun Room \* Two Bedrooms \* Shower Room  
\* Parking \* Oil Fired Central Heating  
\* Double Glazing \* EPC 'C' \* Council Tax 'B'

\*\* Available Now - Subject to Referencing \*\*

## SITUATION

Lewdown is a small village located in the county of Devon, close to the Cornwall borders. It is situated on the western edge of Dartmoor National Park and is surrounded by beautiful countryside. The main A30 is within a short distance, making Launceston and Okehampton easily accessible, as well as the main cities of Exeter, Plymouth and Truro further afield.

The accommodation comprises:

Wooden stable door leads to:

## OPEN PLAN KITCHEN/LIVING ROOM

25' 9" x 11' 3" (7.84m x 3.42m) overall

### Kitchen Area

Range of cream fronted wall and base units with end display shelves, wooden worktops and wood effect roll edged working surfaces, tiled splashbacks. Built-in Diplomat electric oven, Schott Ceran ceramic electric hob, integrated extractor over. Inset single drainer stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer. uPVC double glazed windows to side, uPVC double glazed windows to rear. Heatmiser central heating control unit, heat alarm, inset lighting, laminate flooring. Breakfast bar.

### Lounge Area

Laminate flooring, two ceiling light fittings, two radiators, BT point, TV aerial point.

## SUN ROOM

24' 6" x 10' 0" (7.46m x 3.05m) overall

uPVC double glazed windows, polycarbonate roof, two radiators, four wall uplighters. Part laminate effect vinyl flooring and fitted carpet. uPVC double glazed doors to rear.

## STAIRS TO FIRST FLOOR LANDING

Fitted carpet, ceiling light fitting, smoke alarm, radiator. Wooden Velux window. Hatch to loft space.

## BEDROOM 1

11' 5" x 8' 3" (3.49m x 2.51m) max

Fitted carpet, radiator, ceiling light fitting. Double open wardrobe with hanging. Velux window to rear, uPVC double glazed window to side.

## SHOWER ROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C), glazed shower cubicle with thermostatic shower fitted. Inset light, extractor fan, radiator, towel rail. Fully tiled walls, toilet roll holder, glass shelf, wall mirror. Wooden Velux window.

## BEDROOM 2

11' 3" x 8' 3" (3.44m x 2.51m)

Fitted carpet, radiator, ceiling light fitting, TV point. uPVC double glazed window to side, uPVC Velux window to rear. Built-in cupboard with hanging.

## OUTSIDE

A large tarmac area to the front of the property gives access to the parking area, providing ample off-road parking.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band 'B'

## EPC BANDING

Band 'C'

## VIEWING

By prior appointment with the Managing Agents - Jefferys (01579 342400)

## RENTAL

£895 per calendar month

**DEPOSIT**

£1,032

**AVAILABILITY**

Available now - Subject to Referencing

**RESTRICTIONS**

Non-Smokers Only

**DIRECTIONS**

From Launceston, take the A30 towards Exeter and, after approximately two miles, bear left signposted Lifton. Follow the road through Lifton and continue until reaching Lewdown where, upon entering the village, the property will be found after a short distance 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 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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