

Treetops, Scarletts Well Park, Bodmin PL31 2RF

£1,200 per calendar month

Jefferys ESTABLISHED 1865

Treetops

12a Scarletts Well Park
Bodmin
PL31 2RF

Deceptively spacious detached family home situated close to local amenities in a sought-after area of Bodmin town. Very well presented, the reverse accommodation comprises:
* Entrance Hall * Cloakroom * Living Room * Kitchen * Downstairs Hallway * Bathroom * Three Bedrooms * En-Suite Shower Room * Sun Room * Gardens with Decking Area * Garage * Gas Central Heating * Double Glazing * EPC 'C' * Council Tax 'D' * Available Now - Subject to Referencing *

The property occupies a quiet tucked-away location, near the end of a cul-de-sac, on the fringes of the town about a quarter of mile from the centre. Bodmin offers an extensive range of shopping facilities and services, and schooling is well catered for at both Primary and Secondary level. The A30 and A38 trunk roads are close to hand, providing excellent links to the rest of the county. Alternatively, the Bodmin Parkway main-line train station is located just a few miles from the town.

The accommodation comprises:

ENTRANCE HALL
Fitted carpet, radiator, pendant light point, smoke alarm, central heating thermostat. Window to front with obscure glazing. Airing cupboard with hot water cylinder and slatted shelving.

CLOAKROOM
White suite with low level flush WC, wall hung corner wash hand basin with mixer tap. Tile effect vinyl flooring, pendant light point, radiator, shoe storage units. Double glazed window to front with obscure glazing.

LOUNGE
17' 5'' x 11' 11'' (5.32m x 3.63m)
Fitted carpet, two radiators, pendant light point, two wall uplighters, TV aerial point. Double glazed windows to rear. Feature fireplace with wooden surround and mantle, tiled hearth and stone effect electric fire.

KITCHEN
13' 3'' x 11' 4'' (4.04m x 3.45m)
Range of grey fronted wall and base units, wood effect roll edged working surfaces, panel splashbacks. Lamona built-in oven, ceramic touch control electric hob with contemporary extractor over, glass splashback panel. Space for washing machine, dishwasher and fridge/freezer. Cupboard housing Baxi gas fired boiler. Single drainer stainless steel sink unit, radiator, tile effect vinyl flooring. Two double glazed windows to rear, TV aerial point, BT point, heat & carbon monoxide alarm.

STAIRS TO DOWNSTAIRS HALLWAY
Fitted carpet, two pendant light points, smoke alarm, radiator. Understairs cupboard. Built-in cupboard with shelf and hanging rail.

BATHROOM
White suite comprising low level flush WC, pedestal wash hand basin with wall mirror over. Panelled bath with mixer shower attachment, glazed shower screen. Fully tiled walls, tile effect vinyl flooring, ceiling light fitting, extractor fan, radiator, towel rail. Double glazed window to side with obscure glazing.

BEDROOM 1
14' 1'' x 12' 11'' (4.30m x 3.94m)
Fitted carpet, radiator, pendant light point. Mirror-fronted wardrobe with shelf and hanging rail, TV aerial point. Glazed doors leading to Sun Room.

EN-SUITE SHOWER ROOM
White suite comprising low level dual flush WC, inset wash hand basin with drawers below. Fully tiled walk-in shower cubicle with glazed sliding doors, contemporary dual head shower. Radiator, part tiled wall, towel rail, inset light, extractor fan, vinyl flooring. Double glazed window to side with obscure glazing.

BEDROOM 2
14' 8'' x 10' 7'' (4.46m x 3.23m)
Fitted carpet, radiator, pendant light point, OpenReach modem. Glazed doors to Sun Room.

BEDROOM 3
11' 11'' x 10' 7'' (3.62m x 3.23m) including wardrobes
Fitted carpet, pendant light point, radiator. Fitted double wardrobe with sliding doors, hanging and shelving. Double glazed window to side.

SUN ROOM
22' 5'' x 8' 2'' (6.83m x 2.49m)
Tiled floor, two panel radiators, wall light fitting. Double glazed sliding doors giving access to the decking area and rear garden.

GARDENS
The property is approached via a brick paviour driveway with garden, laid to lawn with mature shrubs, to the side and wall boundary to the front. Pathway to the side of the property gives access to steps leading down to the private rear garden, laid to lawn with mature shrubs and trees. Steps lead up to a good sized decking area and which, in turn, gives access to the Sun Room.

GARAGE
White metal up-and-over door, power and lighting.

SERVICES
All mains services are connected.

COUNCIL TAX
Band 'D'

EPC
Band 'C'

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

RENTAL
£1,200 per calendar month

DEPOSIT
£1,384

AVAILABILITY
Available now - subject to referencing

RESTRICTIONS
Non-Smokers Only

DIRECTIONS
From St Petroc's roundabout, turn right onto Dennison Road. Continue until reaching the next roundabout and turn right and immediate left into Berrycoombe Road. Continue past Bodmin Jail, where the road turns into Scarletts Well Road. Follow this road round to the right and proceed into Scarletts Well Park. Continue into the cul-de-sac and the property will be found, shortly before the end, on the left 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 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.

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. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) 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.