

**TERRACED  
BUNGALOW**

**£1200pcm**



## **WEDGEWOOD ROAD, HOLMBUSH ST AUSTELL PL25 3HY**

### **THREE BEDROOM, NEWLY RENOVATED TERRACED BUNGALOW**

Jefferys are delighted to present this unfurnished, newly renovated three bedroom bungalow. The property is situated in a quiet residential area in Holmbush, within walking distance of supermarkets, primary and secondary schools as well as various local amenities.

In brief, the property comprises:- Entrance Hallway, Open Plan Kitchen/Diner/Lounge PLUS Lounge Extension, Main Bathroom, Two Double Bedrooms (Principal with Ensuite) and One Single Bedroom/Study plus a utility area and cloakroom/WC. The property also benefits from driveway parking for two vehicles and an enclosed garden to the rear.

**Viewing Highly Recommended**  
**\*\* Video Tour Available \*\***

**Price: £1200pcm**

### **Key Features**

Newly Renovated to a  
High Standard

A+ Rated Double  
Glazed Windows &  
External Doors

Three Bedrooms –  
Principal with Ensuite

Driveway Parking for  
Two Vehicles

Low Maintenance,  
Enclosed Rear Garden

EPC 'C'

## **ACCOMMODATION COMPRISES:**

(All Sizes Approximate)

### **Entrance Hallway**

Composite door to the front. Wood effect laminate flooring. Walls painted in neutral green known as 'willow'. Ceiling spotlights. Radiator. Cupboard housing fusebox.

### **Main Bathroom**

**6'8" x 5'9" (2.02m x 1.75m)**

Double glazed windows to front elevation. Wood effect laminate flooring. Walls part painted white, part panelled. Ceiling spotlights. Extractor fan. Heated towel rail. Bath with rainfall shower over. Vanity unit with ceramic wash hand basin and low level flush WC. Mirror with built-in lighting.

### **Principal Bedroom**

**14'1" x 10'9" (4.30m x 3.28m)**

Double glazed windows to rear elevation. Neutral fitted carpet. Walls painted in 'willow'. Pendant light fitting and wall mounted lighting. Radiator. Built-in storage cupboard with shelves.

### **Ensuite**

**7'9" x 3'11" (2.35m x 1.20m)**

Circular skylight. Wood effect laminate flooring. Walls part painted white, part panelled. Ceiling spotlights. Extractor fan. Heated towel rail. Large shower enclosure. Vanity unit with ceramic wash hand basin and low level flush WC. Mirror with built-in lighting.

### **Bedroom Two**

**10'0" x 8'8" (3.06m x 2.64m)**

Double glazed windows to front elevation. Neutral fitted carpet. Walls painted in 'willow'. Pendant light fitting and wall mounted lighting. Radiator.

### **Open Plan Kitchen/Diner**

**10'6" x 7'11" (3.30m x 2.42m)**

Double glazed windows to front elevation. Wood effect laminate flooring. Walls painted in 'willow'. Ceiling spotlights plus two pendant light fittings. Radiator. Space available for freestanding electric cooker. Extractor hood. Space for electric cooker. Built-in dishwasher. Range of wall, base and drawer units with marble effect worktops. Stainless steel sink and drainer.

### **Open Plan Dining Area & Lounge**

**22'1" x 10'7" (6.74m x 3.32m)**

Double glazed patio doors to rear garden. Vaulted ceiling with Velux window. Wood effect laminate flooring. Walls painted in 'willow'. Ceiling spotlights and pendant light fittings. Radiator.

Bifold doors leading into:-

### **Lounge Extension**

**10'6" x 9'11" (3.20m x 3.01m)**

Double glazed patio doors leading to rear garden. Velux window. Wood effect laminate flooring. Wall painted in 'willow'. Two pendant light fittings plus wall mounted lighting. Radiator.

### **Side Entrance/Utility Area**

Composite door to side elevation. Wood effect laminate flooring. Walls painted white. Ceiling spotlights. Radiator. Newly installed Worcester-Bosch boiler. Space and plumbing for washing machine.

### **Cloakroom/WC**

**3'7" x 3'7" (1.09m x 1.09m)**

Wood effect laminate flooring. Walls painted white. Ceiling spotlight. Extractor fan. Heated towel rail. Low level flush WC. Vanity unit with ceramic wash hand basin.

### **Bedroom Three**

**10'1" x 7'1" (3.08m x 2.16m)**

Double glazed windows to side elevation. Neutral fitted carpet. Walls painted in 'willow'. Ceiling spotlights. Radiator.

### **Exterior**

To the rear of the property, a step down from the patio doors lead to a freshly gravelled area. The garden is mainly laid to lawn, fully enclosed with newly fitted composite fence panels. There is also an outside tap (to both the front and rear) and outside electrical sockets.

### **Parking**

To the front, the property benefits from a paved driveway suitable for up to two vehicles. EV charging portal present but charging point not supplied.

### **Rent**

£1200pcm

### **Deposit**

£1384.00

### **Tenure**

Assured Periodic Tenancy Agreement

### **Additional Information**

#### **EPC 'C'**

#### **Council Tax Band 'B'**

**Services** – Mains Electric, Mains gas and Mains Water & Drainage

*Broadband supplied by the Landlord, Installation in June 2026*

### **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.**



**Kitchen/Diner**



**Lounge/Diner**



**Bedroom One**



**EnSuite**



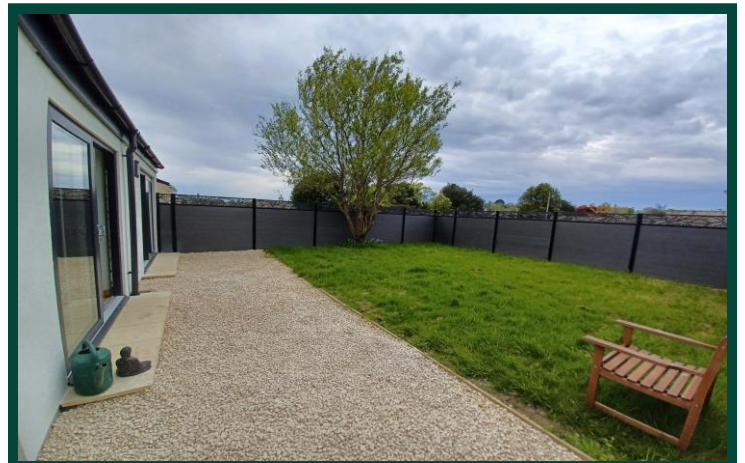
**Bedroom Two**



**Bedroom Three**




**Main Bathroom**



**Rear Garden**

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>86</b>
69-80 <b>C</b>	<b>76</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

**Jefferys** ESTABLISHED 1865