



19 Fourgates, Menheniot PL14 3SR
£1,400 per calendar month

Jefferys ESTABLISHED 1865

Spacious and well-presented detached bungalow, situated on a corner plot in a quiet cul-de-sac in the popular rural village of Menheniot.

- * Entrance Porch
- * Large Lounge with separate Dining Area
- * Three good sized Bedrooms
- * Family Bathroom
- * Low maintenance Gardens
- * Driveway parking for 2 cars
- * Integral Garage
- * Greenhouse
- * EPC 'D'
- * Council Tax 'D'
- * Available Now – Subject to Referencing *

The property occupies a convenient position in a popular residential area located close to the village centre. Within Menheniot, there is a Post Office/Stores, Primary School, Hairdressers, Village Hall and Church. Liskeard is approximately three miles away and offers a wide range of shops, Post Office, schools, banks, restaurants, leisure facilities and several churches together with bus routes and mainline rail link via Plymouth to London (Paddington). The outstanding scenery and coastal resorts of Looe and Polperro are within a few minutes' drive whilst Bodmin Moor, which plays host to numerous recreation pursuits is also close by.

The accommodation comprises:

ENTRANCE PORCH

uPVC panel and double glazed door, uPVC double glazed windows, tiled floor. uPVC half glazed door leading to:

ENTRANCE HALL

Boiler cupboard with Worcester boiler to heat water and radiators throughout, cloaks cupboard. radiator, hard wired smoke & carbon monoxide alarm.

KITCHEN

28' 2" x 14' 0" (8.58m x 4.26m)

Modern kitchen with cream-fronted Shaker-style wall and base units, laminate wood-effect worktops, stainless steel sink unit with mixer tap, integrated electric oven and gas hob with extractor fan. Cream tiled splashbacks. Built-in larder cupboard. Hard wired fire alarm. uPVC double glazed window. Door leading to Utility Room.

UTILITY ROOM

7' 8" x 4' 5" (2.4m x 1.39m)

Wood and single glazed window to the rear, door to the rear garden, wash hand basin. Plumbing fitment for washing machine with space for a drier.

LIVING ROOM

21' 3" x 12' 11" (6.5m x 3.95m)

uPVC double glazed windows to the side, wood panelled ceiling, feature brick fireplace with slate hearth, contemporary wood burner, two radiators. Metal frame double glazed patio doors leading into the Conservatory.

SUNROOM

9' 8" x 7' 7" (2.96m x 2.32m)

Tiled floor, opening windows and sliding door with access to the rear Garden.

DINING ROOM

17' 3" x 11' 11" (5.30m x 3.64m)

Fitted carpet, uPVC double glazed window to rear. Radiator.

BEDROOM 1

12' 5" x 11' 10" (3.79m x 3.62m)

uPVC double glazed window to front overlooking the garden and drive, radiator.

BEDROOM 2

12' 2" x 8' 11" (3.72m x 2.73m)

uPVC double glazed window to front overlooking the garden and drive, radiator.

BEDROOM 3

11' 6" x 8' 11" (3.52 x 2.73m)

uPVC double glazed window to front overlooking the garden and drive, radiator.

BATHROOM

White suite comprising low level flush WC, inset wash basin with mixer tap and cupboard unit below, tiled splashback. Panelled bath with mixer tap. Fully tiled corner shower cubicle with power shower fitted and glazed doors. Ladder towel radiator, grey tiled floor and walls, uPVC double glazed obscured window to rear.



OUTSIDE

The tarmac drive provides parking for several vehicles and leads to the Garage and Entrance Porch. The front and side of the property are laid to lawn. To the rear of the property there is a low maintenance area which is gravelled and paved which can be accessed from both sides of the property and through the back door from the Utility Room and through the Conservatory. Garden Shed. Green House.

INTEGRAL GARAGE

Courtesy door from the Utility Room. Up-and-over metal garage door, concrete flooring, and exposed block walls. Pendant light, power, single glazed window to side. Consumer unit.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating. Good Mobile Coverage and Fibre Broadband available.

COUNCIL TAX

Band 'D'

EPC

Band 'D'

RENTAL

£1,400 per calendar month

DEPOSIT

£1,615

VIEWING

Strictly by prior appointment with the Mangaing Agents – Jefferys (01579-342400)

COUNCIL TAX

Available now – subject to referencing.

DIRECTIONS

From Liskeard, proceed along the A38 towards Plymouth, taking the left hand turning to Menheniot. Upon entering Menheniot, turn right into Bowling Green and then first right into Fourgates. No. 19 will be found after a short distance, on your 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 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.



Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

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