



The Coach House, Menheniot PL14 3RE  
£1,100 per calendar month

**Jefferys** ESTABLISHED 1865

# The Coach House

Trewint Farm

Menheniot

PL14 3RE

Very well-presented characterful cottage with exposed beams, A-frames and multi-fuel stove.

The property is situated in a small, private courtyard and enjoys superb countryside views from the rear garden.

\* Kitchen Area \* Lounge Area

\* Two Bedrooms \* En-Suite Shower Room

\* En-Suite Bathroom \* Garden Area \*

Garden Store \* Parking \* Oil Fired Central Heating \* Double Glazing

\* WATER & DRAINAGE INCLUDED

\* EPC 'D' \* Council Tax 'B'

\* Available Now - Subject to Referencing \*

Wooden stable entrance door leads to:

## KITCHEN AREA

**12' 6" x 9' 6" (3.82m x 2.90m)**

Range of oak-fronted wall and base units with display cabinets and display shelving, contrasting worktops, tiled splashbacks. Built-in Hoover electric oven, built-in Beko ceramic electric hob with integrated extractor hood over. Fridge freezer. Inset

one and a half bowl composite sink with mixer tap, Siemens washing machine. Tiled floor, beamed ceiling and exposed A-frames, ceiling light fan, two spotlight fittings, smoke alarm. Glazed door to rear Garden. Steps down to:

## LOUNGE AREA

**15' 3" x 12' 6" (4.64m x 3.82m)**

Varnished wooden floor, exposed beams and A-frames. Two double glazed windows to front with deep wooden sills, double glazed window to rear with deep wooden sill, radiator, three wall light fittings. Feature stone fireplace with granite lintel and multi-fuel stove on slate hearth. Recess to one side, two built-in cupboards to the other, one containing the RCD, carbon monoxide alarm.

## BEDROOM 1

**12' 0" x 8' 5" (3.65m x 2.57m)**

Fitted carpet, ceiling light fitting, wall light fitting. Double glazed window to side with deep wooden sill. Built-in overbed wardrobe with hanging and shelving, cupboards and overhead lockers, two overbed wall light fittings.

## EN-SUITE SHOWER ROOM

Fully tiled walls, white pedestal wash hand basin (H&C) with mirror and light over. Low level flush WC, glazed corner shower cubicle with thermostatic shower fitted. Radiator, heated towel rail, electric wall heater, extractor fan. Tiled floor, inset lighting.

## INNER HALL

Tiled floor, pendant light point, double glazed window overlooking rear courtyard and countryside views beyond.

## BEDROOM 2

**11' 11" x 10' 10" (3.63m x 3.31m)**

Fitted carpet, ceiling light fitting, two wall light fittings, BT point, TV aerial point. Two double glazed windows.

## EN-SUITE BATHROOM

Cream pedestal wash hand basin (H&C), mirror and light over, panelled bath with telephone shower attachment, low level flush WC with enclosed cistern. Fully tiled walls, large wall mirror, inset lighting, electric wall heater, extractor fan, radiator, heated towel rail, tiled floor.

## OUTSIDE

To the rear of the property is a lovely open area, laid to small stones for ease of maintenance and screened to one side by mature hedging with numerous potted plants. This suntrap provides a wonderfully peaceful seating out area and enjoys superb views over the surrounding countryside. A pathway to the rear of the property leads to a small garden store, ideal for storing garden furniture etc.

There is parking available for two vehicles.

## SERVICES

Mains electricity and oil fired central heating. Water and drainage charges are included.

## COUNCIL TAX

Band 'B'

## EPC BANDING

Band 'D'

### VIEWING

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

### RENTAL

£1,100 per calendar month

### DEPOSIT

£1,269

### AVAILABILITY

Available now - subject to referencing

### RESTRICTIONS

Not suitable for children or pets as situated on a  
working farm.

Non smokers only

### DIRECTIONS

On entering the village of Menheniot from the main  
A38 roadway, head north past the Post Office and  
White Hart Inn. Immediately after the White Hart  
Inn, take the right-hand turn into Trewint Road.  
Trewint Farm will then be found, in the countryside,  
approximately four hundred metres from the village  
on the left-hand side. Upon entering the courtyard,  
The Coach House will be found 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 tenable 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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