



Reddicliffe Forge, Lewdown EX20 4BS  
£725 per calendar month

**Jefferys** ESTABLISHED 1865

# Reddicliffe Forge

Lewdown  
EX20 4BS

An unusual opportunity to rent a former forge, converted in recent years to provide a well-planned, single storey property in this quiet and sought-after village.

The accommodation comprises:

- \* Open Plan Kitchen/Lounge with Woodburner
- \* Inner Hallway
- \* Shower Room
- \* Bedroom
- \* Parking
- \* Oil Fired Central Heating
- \* Double Glazing
- \* EPC 'D' \* Council Tax 'B'
- \*\* Available Now \*\*

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:

uPVC half glazed stable door leading to:

## OPEN PLAN KITCHEN/LOUNGE

25' 0" x 10' 4" (7.62m x 3.14m) overall

### Kitchen Area

Range of cream-fronted wall and base units with corner display, wooden working surfaces, tiled splashbacks. Stoves electric oven and Stoves ceramic hob with stainless steel chimney extractor hood over. Inset single drainer stainless steel sink unit with mixer tap, space for washing machine, inset lighting. RCD, wooden shelf, Velux window, Breakfast Bar, carbon monoxide alarm, heat alarm, laminate flooring.

### Lounge

Two uPVC double glazed windows to front, two radiators, two pendant light points. Feature stone wall fireplace with woodburning stove and slate display shelf, two wooden shelves, laminate flooring.

### INNER HALL

Laminate flooring, radiator, pendant light point, smoke alarm. Airing cupboard housing Grant oil fired boiler and slatted shelving.

### SHOWER ROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with glass shelf over, glazed corner shower cubicle with thermostatic shower fitted. Laminate flooring, radiator, two ceiling light fittings, fully tiled walls, Velux window. Toilet roll holder, soap dish. Walk-in cupboard with pendant light point and slatted shelf.

### BEDROOM

13' 9" x 10' 8" (4.19m x 3.25m)

Fitted carpet, radiator, pendant light point, uPVC double glazed windows to front and side.

### 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 'D'

### VIEWING

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

### TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

### RENTAL

£725 per calendar month

### DEPOSIT

£836

### AVAILABILITY

Available now - subject to referencing

## 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. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. 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. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
  - c. 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 outgoing 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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