



TRELYN, ROCK PL27 6LZ

UNFURNISHED THREE BEDROOM BUNGALOW WITH GARAGE

Jefferys are delighted to present this well presented three bedroom bungalow, situated in the highly sought after village of Rock, boasting generous outside space and driveway parking.

In brief, the property comprises:-

Entrance Hallway, Kitchen, Lounge, Three Bedrooms (Two Double, One Single), Shower Room PLUS Garage, Workshop and Driveway Parking.

The property benefits from a generous sized garden, mainly laid to lawn with mature shrubs and flower borders. There are also two greenhouses plus a small shed for storage.

**** Please note, exterior photos taken in April 2025 **
Viewing Highly Recommended**

Price: £1500pcm

Key Features

Side and Rear Gardens
with Greenhouses &
Shed

Driveway Parking

Workshop & Garage

Three Bedrooms –
Two Double, One
Single

Oil Central Heating

ACCOMMODATION COMPRISES:

(All sizes approximate)

To the left of the garage, take the path into the generous sized garden, whereby you will find the entrance door to the property.

Entrance Hallway

Partially glazed, wooden entrance door. Magnolia painted walls. Wood effect flooring with well mat. Pendant light fitting. Radiator. Storage cupboard.

Kitchen

12'11" x 9'1" (3.94m x 2.76m)

Double glazed, uPVC window to side elevation, overlooking gardens. Part painted magnolia, part tiled. Wood effect flooring. Track spotlights. Radiator. Range of wall, base and drawer units. Marble effect worktop. Stainless steel sink with drainer. Built in electric hob and oven. Extractor hood.

Lounge

18'5" x 11'5" (5.61m x 3.47m)

Wooden door with double glazed windows panes to rear elevation, access to gardens. Double glazed, uPVC windows to side elevation. Magnolia painted walls. Wood effect flooring. Two pendant light fittings. Radiator. Stone fireplace with open fire.

Bedroom One

11'3" x 11'1" (3.44m x 3.38m)

Double glazed, uPVC window to side elevation. Magnolia painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space).

Bedroom Two

9'1" x 8'8" (2.77m x 2.65m)

Double glazed, uPVC window to side elevation. Magnolia painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space). Loft hatch to attic space.

Bedroom Three

7'9" x 7'7" (2.36m x 2.30m)

Double glazed, uPVC window to side elevation. White painted walls. Wood effect flooring. Pendant light fitting. Radiator. Built-in wardrobe (room measurements inclusive of wardrobe space).

Shower Room

6'4" x 6'3" (1.93m x 1.90m)

Obscure, uPVC double glazed window to side elevation. Part panelled, part painted magnolia. Wood effect vinyl flooring. Ceiling light fitting.

Radiator. Low level flush WC. Ceramic pedestal wash hand basin. Corner shower cubicle.

Exterior

Workshop

14'10" x 9'1" (4.53m x 2.76m) Max.

Access gained via wooden door from garden. Double glazed, uPVC window to front elevation. White painted walls. Wood effect flooring. Two pendant light fittings. Electric heater. Cloakroom with ceramic pedestal wash hand basin.

Garage

15'3" x 8'5" (4.66m x 2.57m)

Up and over door. Access also can be gained from the garden via wooden door. Concrete block walls. Concrete flooring. Power and lighting. Space and plumbing for washing machine. Pendant light fitting.

Gardens

The property benefits from of a generous sized garden, surrounding the bungalow, mainly laid to lawn with mature shrubs and flower borders. There are also two greenhouses and a small storage shed.

Driveway parking to the front of the property.

Additional Information

EPC – 'E'

Council Tax Band – 'D'

Services – Mains Water and Drainage, Mains Electric, Oil Central Heating

Rent

£1500pcm

Deposit

£1730.00

Tenure

6 Month Assured Shorthold Tenancy – Available for Long Term Let

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 St Austell office on (01726) 73483.

Please note that you will be asked to complete a short application form prior to being offered a viewing.



Side Elevation



Garage



Workshop



Kitchen



Lounge



Lounge



Bedroom One



Bedroom Two

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		77
55-68 D		
39-54 E	52	
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

St Austell

18 Duke St, St Austell
 PL25 5PH
 01726 73483
 staustell@jefferys.uk.com

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

