



7 North Road, Lifton PL16 0DS

£850 per calendar month

ESTABLISHED 1865  
**Jefferys**

# 7 North Road

Lifton

PL16 0DS

Spacious mid-terrace house situated within walking distance of local village amenities.

\* Entrance Hall \* Lounge

\* Kitchen/Dining Room \* Two Bedrooms

\* Bathroom \* Front & Rear Gardens

\* uPVC Double Glazing \* Heating via LPG Gas \* EPC 'D' \* Council Tax 'B' \*

\*\* Available Now - Subject to Referencing \*\*

The village of Lifton is situated approximately one and a quarter miles south of the A30 trunk road, very near to the border between Devon and Cornwall and only three miles from the historic town of Launceston. Lifton village offers a range of shops, leisure centre, school, public house and the well-known Strawberry Fields Farm Shop is within a short distance.

The accommodation comprises:

## ENTRANCE HALL

uPVC half glazed entrance door with obscure glazing, laminate effect vinyl flooring, pendant light

point, radiator. uPVC double glazed window to front with obscure glazing.

## LOUNGE

**13' 7" x 11' 11" (4.13m x 3.62m)**

Fitted carpet, uPVC double glazed windows to front, ceiling light fitting, OpenReach Master Socket, TV aerial point, smoke alarm. Feature stone fireplace with two display alcoves and wooden mantle over, slate hearth and Parkray (not to be used). Understairs cupboard.

## KITCHEN/BREAKFAST ROOM

**16' 7" x 9' 9" (5.05m x 2.98m)**

Range of white fronted wall and base units, marble coloured working surfaces, tiled splashback. Inset single drainer stainless steel sink unit with mixer tap, Belling double oven with hob. Built-in fridge, built-in freezer, space for washing machine and tumble dryer. Matching breakfast bar with cupboards below, two floating shelves, radiator. Ceiling light fitting, pendant light point, two uPVC double glazed windows overlooking the rear Garden. Cupboard housing RCD. uPVC double glazed door to rear Garden with obscure glazing.

## STAIRS & LANDING

Fitted carpet, pendant light point, smoke alarm. Access to loft space.

## BEDROOM 1

**13' 6" x 10' 5" (4.12m x 3.18m)**

Fitted carpet, two pendant light points, radiator, TV aerial point. uPVC double glazed windows to front.

Built-in cupboard with shelving. Airing cupboard with lagged hot water cylinder and slatted shelving.

## BEDROOM 2

**11' 5" x 10' 8" (3.47m x 3.24m)**

Fitted carpet, pendant light point, radiator. uPVC double glazed windows to rear.

## BATHROOM

White suite comprising low level dual flush WC, inset wash hand basin with mixer tap, pop-up plug and cupboards below, shower board splashback with mirror over, panelled bath with mixer tap and shower board surround, shower screen, Mira sprint electric shower fitted. Tile effect vinyl flooring, ceiling light fitting, radiator. uPVC double glazed window to rear with obscure glazing.

## OUTSIDE

To the front of the property is an area of garden, laid to lawn, with a pathway leading to the front door. The garden to the rear of the property is, again, fully enclosed and laid to lawn with a small patio area immediately to the rear of the property. A paved pathway leads to the rear of the garden where a further paved area is to be found.

## SERVICES

Mains electricity, LPG gas, water and drainage.

## COUNCIL TAX

Band 'B'

## EPC RATING

Band 'D'

**RENT**

£850 per calendar month

**DEPOSIT**

£980

**VIEWING**

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

**DIRECTIONS**

From Launceston continue along the main A30 trunk road towards Okehampton, taking the A388 exit to Polson/Liftdown and Lifton. Turn right onto the A388 and continue towards Lifton. Upon reaching the village, turn left into North Road and 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. 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 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.



### **Lostwithiel**

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