

SEMI-DETACHED

£1200pcm



HIGHER KILGEAR, BOCONNOC PL22 0RU

UNFURNISHED, THREE BEDROOM HOUSE IN A RURAL SETTING

This three bedroom semi-detached house will be available to let from August 2026. The property is currently under-going renovation to include a newly installed kitchen, new floor coverings throughout and is being freshly decorated. The property is situated in a rural location near Couch's Mill on the Boconnoc Estate, boasting a peaceful setting surrounded by countryside views.

In brief, the property comprises:- Kitchen, Dining Room, Lounge, Three Bedrooms and Bathroom. The property offers parking, plus generous gardens to both the front and rear.

Viewing Highly Recommended

Price: £1200pcm

Key Features

New Carpets &
Floorings to be Fitted

To be Freshly
Decorated Throughout

New Kitchen Units
Fitted

Rural Setting

Gardens to Front &
Rear

EPC 'E'

ACCOMMODATION COMPRISES:
(All Sizes Approximate)

Lounge

13'10" x 9'9" (4.21m x 2.89m)

Wooden door to front elevation. uPVC double glazed sash window to front elevation. Tiled flooring. Walls painted white. Pendant light fitting. Electric heater. Newly installed woodburner.

Door leading into:

Utility Area/Storage Space

9'9" x 3'9" (2.98m x 1.15m)

uPVC double glazed sash window to side elevation. Tiled flooring. Walls painted white. Pendant light fitting.

Dining Room

13'9" x 11'9" (4.19m x 3.59m)

uPVC double glazed sash window to rear elevation. Tiled flooring. Walls painted white. Pendant light fitting. Electric heater. Built-in storage cupboards PLUS under stairs storage. Door to stairs and landing.

Kitchen

8'6" x 7'5" (2.58m x 2.26m)

White wooden door to side elevation. uPVC double glazed window to side elevation. Tiled flooring. Walls part tiled, part painted white. Pendant light fitting. Dimplex fan heater. Newly fitted wall and base units with light wooden worktop over. Stainless steel sink and drainer. Extractor hood.

Please note, no white goods are included in the tenancy.

Stairs and Landing

uPVC double glazed sash window to side elevation. New flooring due to be fitted. Walls painted white. Pendant light fitting. Electric heater. Loft hatch (*no access to loft during tenancy*).

Bathroom

9'2" x 8'6" (2.80m x 2.59m) Max.

uPVC, obscure double glazed window to side elevation. New flooring due to be fitted. Walls due to be painted neutral. Partially tiled. Ceiling light fitting. Dimplex fan heater. Extractor fan. Low level flush WC. Ceramic pedestal wash hand basin. Panelled bath with electric shower over. Cupboard housing immersion tank.

Bedroom One

13'8" x 11'1" (4.16m x 3.39m)

uPVC double glazed sash window to front elevation. New flooring due to be fitted. Walls

painted white. Pendant light fitting. Electric heater. Feature fireplace (not in use).

Bedroom Two

12'0" x 8'4" (3.66m x 2.54m)

uPVC double glazed sash window to rear elevation. New flooring due to be fitted. Walls painted white. Pendant light fitting. Electric heater. Feature fireplace (not in use).

Bedroom Three

9'11" x 7'7" (3.03m x 2.32m)

uPVC double glazed sash window to front elevation. New flooring due to be fitted. Walls painted white. Pendant light fitting. Electric heater.

Exterior

A generous outside space to the front of the property, mainly laid to lawn surrounded by mature trees and shrubs. Far reaching countryside views and a peaceful rural setting. Parking available to the rear of the property.

Additional Information

EPC 'E'

Council Tax Band 'C'

Services - Mains Electric, Septic Tank, Mains Water, Night Storage Heaters

Rent

£1200pcm

Deposit

£1384.00

Tenure

Assured Periodic Tenancy – Available for Long Term Let

Directions

From Lostwithiel, drive along Grenville Road. When you reach Downend Garage, turn right towards Couch's Mill. At the end of the road, turn left and continue straight. After approximately 3.5 miles, Higher Kilgeare will be found on your right and is signposted. Follow the track and the property can be found to the left.

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 our office on 01208 872245.

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



Front Elevation



Garden



Garden



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Lounge



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

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