

**SEMI-DETACHED**

**£995PCM**



## **ASHLEY CLOSE, PENWITHICK PL26 8UB**

### **UNFURNISHED THREE BEDROOM SEMI-DETACHED HOUSE**

Jefferys are delighted to present this semi-detached house in Penwithick, boasting countryside views to the rear – available to let from the start of May. The village offers local amenities including a Post Office and convenience store, together with a fish and chip shop. Penwithick is a short drive to the town of St Austell which offers further amenities.

In brief, the property comprises: Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms and Bathroom. The property also benefits from a garage with a newly installed up and over door, ample driveway parking for two to three vehicles PLUS a garden to the rear.

**Please note the property will be decorated throughout and new carpets installed prior to the start of the tenancy.**

**Viewing Highly Recommended**

**Price: £995pcm**

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OFFICES: ST. AUSTELL • LOSTWITHIEL • LISKEARD



### **Key Features**

Air Source Heating

Generous Driveway  
Parking

Garage

Three Bedrooms

Rear Garden with Patio  
and Lawn

EPC 'D'

## **ACCOMMODATION**

### **COMPRISES:**

(All Sizes Approximate)

\*\* Please note that wall and carpet colours may differ to the descriptions below following the fitting of new carpets and decoration due to take place prior to the start of a new tenancy \*\*

### **Entrance Hall**

uPVC partially glazed door with side panel and obscure glazing. Neutral painted walls. Neutral tiled flooring. Air source fan radiator. Stairs to first floor – space beneath for storage.

### **Lounge/Diner**

**23'4" x 11'5" (7.11m x 3.48m) Max.**

uPVC double glazed windows to the front and rear elevation. Grey fitted carpet. Neutral painted walls with wallpaper feature wall. Two ceiling light fittings. Air source fan radiator. Serving hatch to kitchen.

### **Kitchen**

**10'7" x 9'1" (3.22m x 2.77m)**

uPVC partially glazed door to rear garden plus uPVC window to rear elevation. Part tiled, part wallpapered walls. Neutral tiled flooring. Range of natural wood coloured wall, base and drawer units. Black marble effect work surfaces. Built-in electric oven and hob. Extractor hood. Stainless steel sink with drainer. Space for undercounter fridge and space/plumbing for washing machine.

### **First Floor Landing**

Carpeted open tread stairs to landing. Walls painted neutral. Pendant light fitting. Built-in storage cupboard with shelves. Hatch to loft space.

### **Bathroom**

uPVC double glazed obscure window to rear elevation. Low level flush WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment and shower screen. Part painted, part tiled walls. Vinyl flooring. Ceiling mounted light fitting. Radiator.

### **Bedroom One**

**11'0" x 11'7" (3.35m x 3.53m)**

uPVC double glazed window to front elevation. Neutral painted walls with wallpapered feature wall. Grey fitted carpet. Pendant light fitting. Radiator.

### **Bedroom Two**

**11'6" x 9'9" (3.50m x 2.97m)**

uPVC double glazed window to rear elevation with countryside views. White painted walls. Neutral fitted carpet. Pendant light fitting. Radiator.

### **Bedroom Three**

**9'0" x 6'7" (2.74m x 2.01m) Max.**

uPVC double glazed window to front elevation. Neutral painted walls. Neutral fitted carpet. Pendant light fitting. Radiator.

### **Exterior**

Paved driveway with ample parking.

To the rear, the property benefits from a paved patio with steps leading down to a small decked area. This provides access to the generous garden, laid to lawn with fully enclosed fenced boundaries. Wooden shed for storage also available.

### **Garage**

**18'4" x 8'1" (5.58m x 2.46m)**

Newly installed up and over door. Wooden door allows access to the rear. Work bench and shelving. Power and lighting.

### **Additional Information**

**EPC 'D'**

**Council Tax Band 'A'**

**Services** – Mains Electric, Mains Water & Drainage

### **No Smoking Within the Property**

### **Rent**

£995pcm

### **Deposit**

£1,148.00

### **Tenure**

From 1<sup>st</sup> May – Assured Tenancy as per Renters' Rights Act

### **Viewing**

Strictly by appointment with the managing agent Jefferys. If you require any further information or would like to arrange a viewing, please contact our Lostwithiel Office on **01208 872245**.

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



**Front Elevation & Driveway**



**Kitchen**



**Lounge**



**Dining Area**



**Lounge/Diner**



**Bedroom One**




**Bedroom Two**



**Rear Garden**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>85</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>64</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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