



Isella, Station Road, Liskeard PL14 4BX

£595 per calendar month

**Jefferys** ESTABLISHED 1865

# Isella

Station Road  
Liskeard  
PL14 4BX

A well-presented ground floor flat, situated close to the town centre and within easy walking distance of Liskeard railway station.

\* Open Plan Lounge/Kitchen

\* Wet Room \* Bedroom

\* EPC 'D' \* Council Tax 'A'

\* Available Now - Subject to Referencing \*

The accommodation comprises:

## **OPEN PLAN LOUNGE/KITCHEN**

**15' 9" x 12' 5" (4.81m x 3.78m) maximum**

### **Lounge Area**

Wooden panelled external door, fitted carpet, inset lighting, TV point, Quantum Dimplex electric radiator, smoke alarm. uPVC sash window to front.

### **Kitchen Area**

Range of grey fronted wall and base units, larder cupboard, black marble coloured working surfaces. Built-in Lamona electric oven, Lamona 4-ring electric hob with stainless steel chimney extractor hood over. Inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Space for washing machine, space for fridge/freezer, wall shelf, laminate effect vinyl flooring.

## **BEDROOM**

**12' 4" x 7' 9" (3.75m x 2.35m)**

Fitted carpet, pendant light point, Homeleader glass front electric heater, smoke alarm. uPVC sash window to front. Built-in cupboard housing RCD and electricity meters.

## **WET ROOM**

White low level dual flush WC, pedestal wash hand basin (H&C), shower rail, MX Intro electric shower. Shower boarded walls, tiled floor, inset lights. uPVC double glazed window with obscure glazing. Wall mirror with vanity light over, extractor fan, towel rail. Mirror-fronted wall cabinet, Igenix wall heater.

## **SERVICES**

Mains electricity, water and drainage.

## **COUNCIL TAX**

Band 'A'

## **EPC BANDING**

Band 'D'

## **VIEWING**

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

## **RENTAL**

£595 per calendar month

## **DEPOSIT**

£686

## **AVAILABILITY**

Available now - subject to references

## **DIRECTIONS**

From the centre of Liskeard, proceed in the direction of Liskeard railway station. After approximately a quarter of a mile, Isella will be found 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 tenantable 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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