



Skylark Cottage, St Neot, Liskeard PL14 6NG

£925 per calendar month

Jefferys ESTABLISHED 1865

Skylark Cottage

St Neot

Liskeard

PL14 6NG

Very well presented and recently converted semi-detached cottage, situated in the sought-after moorland village of St Neot and with lovely open views from the garden.

* Kitchen * Cloakroom * Lounge * Two Bedrooms * Bathroom * Garden * Storage Shed
* Off Road Parking Available * Electric Heating
* uPVC Double Glazing * EPC 'C'
* Council Tax 'B'
* REGISTER YOUR INTEREST NOW *

The sought-after village of St Neot is situated approximately two miles off the main A38 trunk road between Bodmin and Liskeard and is within easy commuting distance of Plymouth. St Neot boasts a thriving community, shop, church, primary school and many local community activities. Situated on the edge of Bodmin Moor, there are many places of interest and a wide range of outdoor activities.

The well-planned accommodation comprises:

KITCHEN/DINER

14' 4" x 12' 8" (4.37m x 3.86m) maximum (L-shaped)

uPVC door with inset pane, entrance door mat well, vinyl flooring. Range of pale grey fronted wall and base units, contrasting working surfaces and full height upstands. Inset stainless steel single drainer sink unit with pillar mixer tap, built-in Lamona electric oven, built-in Lamona

ceramic hob with glass splashback. Stainless steel chimney extractor fan, space for washing machine, space for fridge freezer. Dimplex Quantum night storage heater, two ceiling light fittings, pendant light point, heat alarm. uPVC double glazed windows to front with deep sill. Understairs cupboard. Stairs to First Floor.

CLOAKROOM

White suite comprising close coupled dual flush WC, inset wash hand basin with mixer tap and pop-up plug, cupboard below, tiled splashback. Ladder radiator, ceiling light fitting, extractor fan. Mirror fronted wall cupboard, towel ring, toilet roll holder, RCD, vinyl flooring.

LOUNGE

13' 5" x 11' 3" (4.09m x 3.43m) excluding side bay

Fitted carpet, Dimplex Quantum night storage heater, pendant light point, two TV aerial points, OpenReach master socket. uPVC double glazed window to side with roller blind, uPVC double glazed window to rear overlooking the garden and playing fields beyond.

FIRST FLOOR LANDING

Fitted carpet, two pendant light points, smoke alarm. Kyros Rointe electric radiator, hatch to loft space, uPVC double glazed window to front. Cupboard housing hot water cylinder.

BEDROOM 1 (FRONT)

11' 9" x 11' 0" (3.58m x 3.35m) maximum (L-shaped)

Fitted carpet, pendant light point, Kyros Rointe electric radiator. uPVC double glazed window to front with deep sill.

BATHROOM

White suite comprising close coupled dual flush W, inset wash hand basin with mixer tap and pop-up plug, cupboard below, tiled splashback. Panelled bath with mixer shower attachment, concertina shower screen and

tiled surround. Ceiling light fitting, extractor fan, toilet roll holder, glass shelf. Ladder towel radiator, mirror fronted cabinet, pale grey tiled floor. uPVC double glazed window to side with deep sill and obscure glazing.

BEDROOM 2

10' 6" x 10' 0" (3.20m x 3.05m)

Fitted carpet, pendant light point, Kyros Rointe electric radiator. uPVC double glazed window to rear overlooking the rear garden and playing fields beyond.

OUTSIDE

The property is approached via wooden double gates leading to the side of the property. Outside tap, coach-lamp, letter box. There is a delightful private courtyard seating area which leads into the garden, laid to lawn with mature shrubs and delightful views. The property has the benefit of a large stone storage barn with double doors opening directly into the garden.

SERVICES

Mains water, drainage and electricity.

TENURE

Six months Assured Shorthold Tenancy - Unfurnished

VIEWING

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

RENTAL

£925 per calendar month

DEPOSIT

£1,067

COUNCIL TAX

Band 'B'

EPC

Band 'C'

RESTRICTIONS

Non smokers only

AVAILABILITY

End of March 2026

DIRECTIONS

From Liskeard, proceed along the A38, heading towards Bodmin. After approximately 4 miles, take the right hand turning, signposted to St Neot and Carnglaze Caverns. Continue along this road into the village and Skylark Cottage will be found immediately after passing The London Inn, on the left 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. You will be required to provide an up-to-date credit report (Experian, Equifax etc), and provide supporting documentation as listed on the application form. Alternatively you may, if you wish, contact our referencing company direct and instruct them to complete the necessary credit report/references on your behalf.
3. A holding deposit equivalent to one weeks’ rent will be required to secure the property until the referencing process is completed. Upon receipt of satisfactory references you may be offered the tenancy of the property and the holding deposit may be used towards the property deposit. Please note that, should references not be satisfactory due to non-disclosure of adverse credit history, this holding deposit may be forfeit.
4. 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.
5. Prospective tenants are asked to note the following points in relation to the tenancy.
 - a. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. 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. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
 - c. 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.
6. 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 have to be made for cleaning, repairs or other matters.
7. 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.
8. 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 three 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.
9. 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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