



7 William Young Mews, Liskeard PL14 3UP
£995 per calendar month

Jefferys ESTABLISHED 1865

7 William Young

Mews

Liskeard

PL14 3UP

A stylish and modern 3 bedroom house on the outskirts of Liskeard town centre offering gas central heating, double glazing, 2 allocated off-road car parking spaces and an easily maintained garden.

- * Entrance Hall * Cloakroom * Lounge
- * Kitchen/Diner * Three Bedrooms
- * Bathroom * Gardens * Allocated Parking * Gas Fired Central Heating
- * uPVC Double Glazing * EPC 'C'
- * Council Tax 'B' * Available Now - Subject to Referencing *

The property occupies a convenient position on the outskirts of the town with easy access to the A38 and only a short distance from Morrisons, Argos etc. Liskeard is a busy market town on the edge of Bodmin Moor with its rugged scenery and potential for numerous recreational pursuits. There is some of the finest coastal scenery in the county within a short distance including the popular resorts of Looe and Polperro.

ENTRANCE HALL

uPVC half glazed entrance door, laminate effect vinyl flooring, ceiling light fitting.

SEPARATE WC

White suite comprising low level dual flush WC, wall hung wash hand basin with mixer tap, radiator, toilet roll holder. laminate effect vinyl flooring, towel rail, pendant light point, RCD. uPVC double glazed window to front with obscure glazing.

LOUNGE

15' 8" x 13' 11" (4.77m x 4.24m)

Fitted carpet, two radiators, pendant light point, smoke alarm. uPVC double glazed window to front, fibre broadband modem, floating shelf. Understairs cupboard.

KITCHEN/DINER

15' 8" x 9' 3" (4.78m x 2.83m)

Range of grey gloss fronted wall and base units, light grey working surfaces and splashbacks. Space for cooker, washing machine and fridge/freezer. Inset one and a half bowl stainless steel sink unit with mixer tap, pendant light point, radiator, heat alarm, carbon monoxide alarm. Fluorescent striplight, tile effect vinyl flooring. uPVC double glazed window to rear, uPVC double glazed patio doors to Garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, pendant light point, smoke alarm. Hatch to loft space. Airing cupboard with radiator and slatted shelving.

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and Mira sport shower fitted, shower board surround, shower rail. Ladder towel radiator, wall mirror, wall cabinet, 3-spot ceiling light fitting, extractor fan. Vinyl flooring, uPVC double glazed window to rear with obscure glazing.

BEDROOM 1

10' 0" x 8' 11" (3.06m x 2.73m)

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

BEDROOM 2

13' 2" x 9' 2" (4.01m x 2.79m)

Fitted carpet, pendant light point, radiator, floating display cube. uPVC double glazed window to front.

BEDROOM 3

7' 7" x 6' 2" (2.30m x 1.88m)

Fitted carpet, pendant light point, radiator. uPVC double glazed window to front.

OUTSIDE

The front garden is laid to stone chippings for ease of maintenance with pathway and steps leading to the front door. The rear garden is laid to lawn with mature shrubs and fully enclosed with wooden fencing. There is a paved patio area immediately to the rear of the property and a gateway at the bottom of the garden gives access to a pathway giving very easy access to the local amenities.

SERVICES

All mains services are connected

COUNCIL TAX

Band 'B'

EPC BANDING

Band 'C'

VIEWING

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

RENTAL

£995 per calendar month

DEPOSIT

£1148

AVAILABILITY

Available now - Subject to referencing

RESTRICTIONS

Non-smokers only

DIRECTIONS

From the town centre proceed up the main street and turn right into Pound Street. Continue through the traffic lights and, at the roundabout, take the first exit. At the next roundabout, take the first exit again and continue past the entrance to Morrisons. Take the right hand turning into Tom Lyon Road and bear right again into Silvanus Jenkins. Take the next right into William Young and the property will be found 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.
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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