



LOWER HAWKSTOR COTTAGE PL30 4HN

£795 per calendar month

ESTABLISHED 1865  
**Jefferys**

# Lower Hawkstor Cottage

Bodmin  
PL30 4HN

A quintessential traditional moorland cottage, situated in an area of outstanding natural beauty, with no very near neighbours and superb countryside views

\* Entrance Porch \* Hallway \* Dining Room with Woodburner \* Lounge with Woodburner \* Well Fitted Kitchen \* Utility Area \* Bathroom \* Three Bedrooms \* Double Garage \* Gardens of Approximately Half an Acre \* Central Heating & Double Glazing \* EPC 'E'  
\* Available early December 2019  
\* Early Viewing Essential \*

Lower Hawkstor Cottage is situated in a very private, rural location approximately half a mile from the main road, and accessed via a long unmade track with no very near neighbours. The property enjoys outstanding countryside and moorland views and an early viewing is recommended to fully appreciate all that the cottage has to offer. The property is situated approximately eight miles from the expanding town of Bodmin and approximately thirteen miles from the market town of Liskeard. St Austell, Truro, Plymouth and Launceston are all within an easy commute.

The accommodation comprises:

## ENTRANCE PORCH

uPVC half glazed entrance door, fitted carpet, radiator, window seats to either side, coat hook plaque. Further half glazed door to:

## HALLWAY

Pendant light point, beamed ceiling, radiator, smoke alarm, BT point, fuse cupboard. Understairs cupboard with light. Doors off to:

## DINING ROOM

12' 0" x 9' 3" (3.65m x 2.82m).

Laminate flooring, radiator, pendant light point, beamed ceiling. Feature stone fireplace with granite lintel and woodburning stove on a slate hearth. uPVC double glazed window to front with window seat.

## LOUNGE

11' 9" x 11' 9" (3.58m x 3.58m).

Fitted carpet, radiator, uPVC double glazed window to front with window seat. TV point, ceiling spot light fitting, beamed ceiling. Large feature stone fireplace with woodburning stove and slate hearth.

## KITCHEN

13' 2" x 6' 8" (4.01m x 2.03m).

Tile effect vinyl flooring, range of high quality cream fronted, soft close base and wall units with wood-effect roll edged worktops over and tiled splashbacks. Space for cooker, ceiling spot light fitting, radiator. Door to rear garden, space for freestanding fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window overlooking the rear garden with tiled sill, smoke alarm.

## UTILITY AREA

Tile effect vinyl flooring, space and plumbing for washing machine, space for tumble dryer with wood-effect roll edged worktops over, tiled splashbacks, spot light fitting. Built-in cupboard housing hot water cylinder.

## BATHROOM

White suite comprising pedestal wash hand basin with tiled splashback and mirror over, low level flush WC with mirrored cupboard over, wood fronted bath with telephone mixer tap and shower attachment, fully tiled walls to bath area. Glazed shower screen and thermostatic shower with power shower head. Tile effect vinyl

flooring, radiator, towel rail, uPVC double glazed window with obscure glazing to side with tiled sill, ceiling light fitting.

## STAIRS TO FIRST FLOOR

## FIRST FLOOR LANDING

Pendant light point, smoke alarm, window to rear overlooking the garden and moorland beyond.

## BEDROOM 1

11' 9" x 9' 2" (3.58m x 2.79m).

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

## BEDROOM 2

11' 9" x 11' 4" (3.58m x 3.45m) maximum.

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

## BEDROOM 3

6' 2" x 8' 10" (1.88m x 2.69m).

Fitted carpet, radiator, ceiling light fitting, uPVC double glazed window to front.

## OUTSIDE

The property is approached via a metal five bar gate, which leads to a gravelled driveway providing a large parking area and giving access to:

## DOUBLE GARAGE

17' 5" x 16' 7" (5.30m x 5.05m).

Sliding doors.

## GARDENS

The walled front garden is enclosed by stone and Cornish banks, with a picket gate leading up the path to the front entrance. The garden is laid to lawn on either side with a small patio area to the front of the property. A picket gate leads to a further sheltered seating out area, again laid to lawn. The wrap around gardens are a particular feature of the property, being laid to lawn with mature shrubs and

trees, and extending to approximately half an acre in total. There is a lean-to store supplying ample storage and containing the pressurised tank and water filters for the private water supply.

### **SERVICES**

Mains electricity, wet central heating system. Private water and drainage.

### **COUNCIL TAX**

Band 'C'.

### **EPC BANDING**

Band 'E'

### **TENURE**

Six Months Assured Shorthold Tenancy, unfurnished

### **RENTAL**

£795 per calendar month.

### **DEPOSIT**

£917.30

### **RESTRICTIONS**

Non Smokers Only  
No Pets

### **AVAILABILITY**

Available early December 2019

### **VIEWING**

Strictly by prior appointment through the Agents -  
Jefferys.

### **DIRECTIONS**

Available From Jefferys Prior to Viewing



## 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 tenanted 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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