



The Stables, Trenodden, Menheniot PL14 3RE

£1,250 per calendar month inclusive of water & drainage

ESTABLISHED 1865
Jefferys

The Stables

Trenodden

Menheniot

PL14 3RE

Beautifully refurbished three bedroomed character property, steeped in history and with lovely views over surrounding countryside, parkland and lake.

- * Entrance Hall * Kitchen * Dining Room
- * Utility Room with WC * Living Room with Woodburner * Three Bedrooms * Bathroom
- * Oil Central Heating * Storage Shed * Parking
- * EPC 'D' * Council Tax 'B' * WATER & DRAINAGE INCLUDED * Available Now
- * Early Viewing Highly Recommended *

The Stables is situated between tiny hamlet of Doddy Cross and the popular village of Menheniot, which provides a good range of facilities, including a general store/post office, village hall, primary school, public house and church. The market town of Liskeard is within very easy driving distance, providing a range of shopping, schooling, business and leisure facilities as well as a main-line railway station connecting to London (Paddington) via Plymouth. The city of Plymouth, the main retail centre for the area, is approximately thirty minutes' car journey and offers an extensive range of facilities together with rail, airport and ferry links.

The accommodation comprises:

ENTRANCE HALL

Half glazed stable door with obscure glazing, sidescreen and fanlight, slate tiled floor, radiator, ceiling light fitting, smoke alarm, central heating control unit, small sash window. Part beamed ceiling, feature hand tooled stone walls.

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m)

Newly fitted kitchen with a range of pale cream wall and base units, three drawer pack and wood effect working surfaces. Inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Space for cooker with stainless steel chimney extractor hood over, space for dishwasher, space for fridge. Ladder towel radiator, pendant light point, laminate effect vinyl flooring. Overhead cupboard housing RCD, loft hatch. Feature arched sash windows with tiled sills.

DINING ROOM

10' 0" x 9' 9" (3.05m x 2.97m)

Fitted carpet, radiator, pendant light point. Painted wood cladding to dado height. uPVC double glazed windows to side with deep sills

UTILITY ROOM

9' 9" x 4' 7" (2.97m x 1.39m)

Newly fitted with a range of pale cream wall and base units, wood effect working surfaces, tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap, space for washing machine with working surface over. Extractor fan, pendant light point, tile effect vinyl flooring. Close coupled low level dual flush WC., space for fridge/freezer, vent for tumble dryer.

LIVING ROOM

14' 10" x 12' 8" (4.52m x 3.86m)

Fitted carpet, pendant light point, radiator, TV point, carbon monoxide alarm. Feature arched sash windows to front. Feature fireplace with multi-fuel stove, slate hearth and back panel, mantel shelf.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, two pendant light points, radiator, smoke alarm, exposed beam, loft hatch. Airing cupboard with radiator, fitted carpet and slatted shelving. Feature arched window with superb views over the countryside, parkland and lake.

BEDROOM 1

12' 1" x 8' 6" (3.68m x 2.59m)

Fitted carpet, radiator, pendant light point, exposed beam. uPVC double glazed window to rear with deep sill.

BEDROOM 2

11' 2" x 5' 10" (3.40m x 1.78m)

Fitted carpet, radiator, pendant light point. Feature arched window to front enjoying the fine views over parkland and lake. Built-in wardrobe with shelving and hanging.

BEDROOM 3

10' 1" x 7' 7" (3.07m x 2.31m)

Fitted carpet, radiator, pendant light point, exposed beam. uPVC double glazed window to rear with deep sill.

BATHROOM

White suite comprising close coupled low level dual flush WC, inset sink unit with pop-up plug and mixer tap, slate surfaces to either side, cupboards below and to the side, tiled splashback. P-shaped bath with glazed shower screen and mixer taps, thermostatic shower, fully tiled surround. Exposed beam, ladder towel radiator, vinyl flooring, wall mirror, ceiling light fitting, toilet roll holder. uPVC double glazed window to side with obscure glazing and deep slate sill.

OUTSIDE

There is a cobbled area to the front of the property with a storage shed, external oil boiler and oil tank. Parking for two vehicles.

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy - Unfurnished

RENTAL

£1,250 per calendar month

DEPOSIT

£1,442

COUNCIL TAX

Band 'B'

EPC RATING

Band 'D'

SERVICES

Electricity, oil central heating. Private water and drainage.

RESTRICTIONS

Non smokers only

No pets due to being on a working farm

DIRECTIONS

From Liskeard, proceed towards Callington along the A390. Upon reaching Merrymeet, turn right towards Pengover. Continue straight through Pengover and follow this road for approximately three miles. After taking a sharp right hand bend, signposted Doddy Cross, the entrance to Trenodden will be found after a short distance on the left hand side. Enter the driveway and continue over the cattlegrid, turning hard left into the courtyard, where The Stables 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. 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.
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 outgoings 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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