



## HIGHER COTTAGES, LADOCK TR2 4PP

### UNFURNISHED, THREE BEDROOM TERRACED COTTAGE

Jefferys Ltd are delighted to present this mid-terrace three bedroom cottage on the outskirts of the village of Ladock, near Truro. This property will benefit from newly fitted carpets on the first floor and will have a fresh coat of paint throughout.

In brief, accommodation comprises:- Entrance, Lounge, Kitchen, Rear Entrance, Three Bedrooms and Bathroom. The property also benefits from a tiered, rear garden PLUS an additional allotment (if desired).

**\*\* Video Tour Available \*\***  
**Viewing Highly Recommended**

**Price: £1000pcm**

### Key Features

Three Bedrooms

Cornish Cottage  
Situated Near Truro

Character Features

New Carpets to be  
Laid on First Floor

Rear Garden PLUS  
Allotment (If Desired)

EPC 'D'

## **ACCOMMODATION COMPRISES:**

(All sizes approximate)

### **Entrance**

Newly installed uPVC door with double glazed obscured glass panel. Archway leading into:-

### **Lounge**

**14'1" x 13'4" (4.29m x 4.07m)**

uPVC double glazed window to front elevation. Beamed ceiling. Wood panel door to kitchen. Grey fitted carpet. Neutral painted walls. Electric storage heater. Stone fireplace with open fire.

### **Kitchen**

**13'0" x 12'10" (3.97m x 3.92m)**

uPVC double glazed window to rear elevation. Wood panel door to rear entrance. Tiled flooring. Neutral painted walls. Range of base and wall units. Marble effect roll top work surface. Single stainless steel sink. Recess housing electric cooker. Small fridge/freezer. Electric storage heater. Under stairs cupboard.

### **Rear Entrance**

uPVC door with double glazed glass panel to rear elevation. Wooden stairs to first floor.

### **Landing**

Neutral painted walls. Electric storage heater. Loft access (with insulation). New carpet to be laid.

### **Bedroom One**

**14'1" x 8'0" (4.29m x 2.45m)**

uPVC double glazed window to front elevation. Neutral painted walls. Electric wall mounted heater. Cupboard recess. Wooden door. New carpet to be laid.

### **Bedroom Two**

**13'5" x 8'4" (4.10m x 2.54m)**

uPVC double glazed window to rear elevation. Neutral painted walls. Electric wall mounted heater. Wooden door. New carpet to be laid.

### **Bedroom Three**

**10'0" x 6'1" (3.05m x 1.86m)**

uPVC double glazed window to front elevation. Neutral painted walls. Electric wall mounted heater. Wooden door. New carpet to be laid.

### **Bathroom**

**8'10" x 5'7" (2.68m x 1.69m)**

uPVC double glazed frosted window to rear

elevation. Part painted neutral, part tiled. Three piece bathroom suite in pale green (low level flush WC, pedestal wash hand basin and panelled bath with shower over). Electric towel rail. Built in airing cupboard housing immersion tank. New floor covering to be laid.

### **Exterior**

No allocated parking.

### **Rear Garden**

Tiered flowerbeds decorated with Cornish stone. Steps to a wooden trellis arch leading to lawn.

### **Garden Allotment**

Separate to the property is an area which could be used as an allotment (if desired).

### **Additional Information**

#### **EPC 'D'**

#### **Council Tax Band 'B'**

**Services** – Mains Electric, Mains Water & Drainage

### **Pets Considered**

#### **Rent**

**£1000**

#### **Deposit**

**£1,153.80**

#### **Tenure**

Initially Six Months Assured Shorthold Tenancy – Available for Long Term Rent

#### **Directions**

From St Austell, take the A390 towards Truro, passing St Mewan and Hewas Water. Drive through Grampound and at the next roundabout take the second exit towards Probus. Continue onto Fore Street, then onto Truck Hill. Turn right onto the B3275 and continue straight. The property can be found on the right hand-side of the road.

#### **Viewing**

Strictly by appointment with the managing agent Jefferys Ltd. If you would like to arrange an appointment to view this property please contact our St Austell office on 01726 74383.

**Please note you will be asked to complete a short application form prior to being offered a viewing.**



**Front Elevation**



**Lounge**



**Kitchen**



**Bathroom**



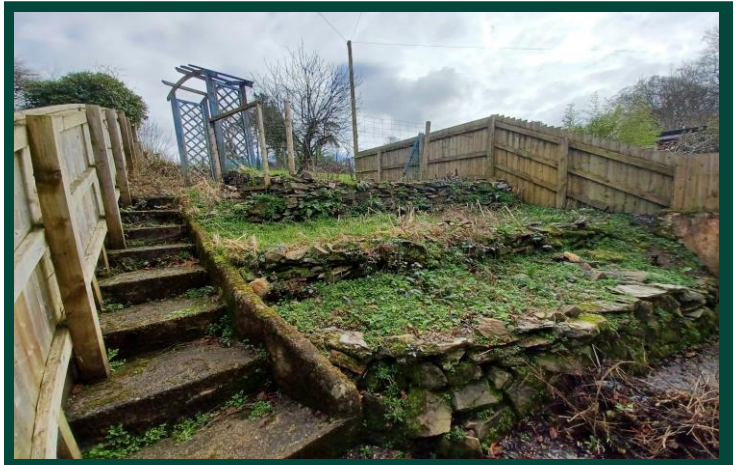
**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Rear Garden**

**St Austell**

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