

SEMI-DETACHED

£1100pcm



HILDA ROW, GWITHIAN ROAD PL25 3FG

UNFURNISHED, THREE BEDROOM SEMI-DETACHED HOUSE

Jefferys Ltd are delighted to present this modern, three bedroom property in the Carclaze area of St Austell, within walking distance of local amenities and schools.

In brief, the property comprises:- Entrance Hall, Living Room, Kitchen/Diner, Utility Area, Downstairs WC, Three Bedrooms and Bathroom. The property also benefits from an enclosed rear garden with a patio area and laid to lawn. In addition, there are two allocated car parking spaces to the front of the property.

Viewing Highly Recommended

Price: £1100PCM

Key Features

Two Allocated Parking Spaces

Enclosed Rear Garden

Utility Area

Three Bedrooms

Within Walking Distance of Amenities

Pets Considered

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hallway

uPVC door to front elevation with obscure double glazed glass panels. Fitted carpet. Neutral painted walls. Radiator.

Door leading into:-

Living Room

14'0" x 11'5" (4.265m x 3.479m)

uPVC double glazed window to front elevation. Cream fitted carpet. Neutral painted walls. Ceiling light fitting. Radiator. Under stairs storage cupboard.

Kitchen/Diner

10'2" x 9'11" (3.107m x 3.013m)

uPVC double glazed window to rear elevation. Grey tiled flooring. Part tiled, part neutral painted walls. Range of wall, base and drawer units. Built-in electric oven and gas hob. Extractor hood. One and a half bowl stainless steel sink and with drainer. Ceiling light fitting. Radiator. Door to rear elevation.

Utility Area

5'4" x 4'1" (1.622m x 1.238m)

uPVC double glazed window to rear elevation. Grey tiled flooring. Part tiled, part neutral painted walls. Granite effect worktop with space below for washing machine and tumble dryer. Ceiling light fitting. Radiator. Boiler.

Downstairs WC/Cloakroom

4'5" x 4'1" (1.345m x 1.247m)

Grey tiled flooring. Neutral painted walls. Low level flush WC. Wash hand basin. Ceiling light fitting. Radiator.

Stairs and Landing

Cream fitted carpet. Neutral painted walls. Ceiling light fitting. Storage cupboard.

Bedroom One

13'5" x 8'2" (4.090m x 2.487m)

uPVC double glazed window to front elevation. Cream fitted carpet. Neutral painted walls with red feature wall. Ceiling light fitting. Radiator.

Bedroom Two

10'9" x 7'10" (3.283m x 2.376m)

uPVC double glazed window to rear elevation, with far reaching countryside

views. Cream fitted carpet. Neutral painted walls with red feature wall. Pendant light fitting. Radiator.

Bedroom Three

7'6" x 6'7" (2.297m x 1.996m)

uPVC double glazed window to rear elevation, with distant sea views. Cream fitted carpet. Neutral painted walls. Pendant light fitting. Radiator.

Bathroom

6'3" x 6'2" (1.906m x 1.876m)

uPVC double glazed window to front elevation. Grey tiled flooring. Part painted neutral, part tiled walls. Low level flush WC. Wash hand basin. Panelled bath with shower over. Towel rail.

Exterior

The property benefits from an enclosed garden to the rear. Partially paved patio area and partially laid to lawn. Steps leading to a gravelled area with shed.

To the front of the property can be found two allocated parking spaces.

Additional Information

EPC 'C'

Council Tax Band 'C'

Services – Mains Gas, Mains Electrics, Mains Drainage

Pets Considered

Rent

£1100pcm

Deposit

£1269 (Held in Bond with Tenancy Deposit Scheme)

Tenure

Initially a Six Months Assured Shorthold Tenancy – Available for Long Term Let

Viewing

Strictly by appointment with the managing agent Jefferys Ltd. If you would like to view this property, or require any further information, please contact the office on **01726 73483**.

Please note that you will be asked to complete a short application form before viewing the property.



Front Elevation



Living Room



Kitchen/Diner



Utility Area



Bedroom One



Bedroom Two



Bathroom



Rear Garden

St Austell

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