

## LAMORNA PARK, ST AUSTELL PL25 3SX

### UNFURNISHED SEMI-DETACHED THREE BEDROOM PROPERTY

Jefferys are delighted to present this appealing, modern semi-detached property on a popular development. In brief, the property comprises: Entrance Hall, Cloakroom, Kitchen/Diner, Lounge, Three Double Bedrooms, Principal En Suite and Family Bathroom.

The property also benefits from an attractive enclosed decked garden PLUS parking and a single garage.

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

**Price: £1200pcm**

### Key Features

Three Double Bedrooms  
(Principal En Suite)

Open Plan Living  
Accommodation

Garage & Parking

Easily Maintained  
Garden

EPC 'C'

## **ACCOMMODATION COMPRISES:**

(All sizes approximate)

### **Entrance Hall**

Canopied entrance with composite door. Neutral painted walls. Cream fitted carpet. Radiator. White panel doors to living accommodation and downstairs cloakroom. Stairs to first floor.

### **Cloakroom**

uPVC double glazed window to front elevation. Neutral painted walls. Cream fitted carpet. Low level WC. Pedestal wash-hand basin. Radiator.

### **Open Plan Living Accommodation**

#### **Kitchen**

##### **9'10" x 6'11" (3.0m x 2.1m)**

uPVC double glazed window to front elevation. Part painted white, part tiled. Tile effect vinyl flooring. Range of wall and base units with worktop over. Washing machine. Built-in electric oven with gas hob and concealed extractor over. Fridge/freezer. One and a half bowl stainless steel sink. Pendant ceiling light. Radiator.

#### **Dining Room**

##### **10'2" x 7'7" (3.1m x 2.3m)**

Neutral painted walls. Cream fitted carpet. Pendant ceiling light. Radiator. White panel door to understairs storage cupboard.

Opening to:-

#### **Lounge**

##### **13'5" x 11'2" (4.1m x 3.4m)**

uPVC double glazed French doors to rear elevation. Neutral painted walls. Cream fitted carpet. Feature fireplace with marble effect hearth and gas fire. Pendant ceiling light. Radiator.

#### **First Floor Landing**

Turned stairs with oak balustrade. Neutral painted walls. Cream fitted carpet. Pendant ceiling light. Radiator. White panel doors to two bedrooms and family bathroom. Stairs to second floor.

#### **Bedroom**

##### **13'5" x 11'2" (4.1m x 3.4m) Max.**

Two uPVC double glazed windows to rear elevation. Neutral painted walls. Cream fitted carpet. Pendant ceiling light. Two radiators.

#### **Family Bathroom**

##### **7'3" x 6'11" (2.2m x 2.1m)**

Part painted walls, part tiled. Cream fitted carpet. Three-piece suite in white comprising low level WC, pedestal wash-hand basin, bath with Victorian style shower attachment. Radiator.

Extractor fan.

#### **Bedroom**

##### **13'5" x 12'10" (4.1m x 3.9m) Max.**

Two uPVC double glazed windows to front elevation. Neutral painted walls. Cream fitted carpet. Pendant ceiling light. Two radiators.

#### **Principal Bedroom (Second Floor)**

##### **22'4" x 10'2" (6.8m x 3.1m) Max.**

uPVC double glazed windows to front and rear elevation. Neutral painted walls. Cream fitted carpet. Pendant ceiling lights. Three radiators. Built-in wardrobe and additional built-in cupboard (housing megaflo tank).

White panel door leading to:-

#### **En Suite**

##### **9'10" x 4'11" (3.0m x 1.5m)**

uPVC double glazed window to rear elevation. Pale pink painted walls. Cream fitted carpet. Fully tiled double shower cubicle. Low level WC. Pedestal wash-hand basin. Radiator.

#### **Exterior**

An enclosed decked area with raised flower borders and pedestrian gate to the side elevation.

#### **Parking and Garage**

##### **18'4" x 8'6" (5.6m x 2.6m)**

Parking for one or two vehicles. Single garage with up and over door.

#### **Additional Information**

**EPC 'C'**

**Council Tax Band 'C'**

**Services** – Mains Electric, Gas and Drainage

**No Smokers**

#### **Rent**

£1200pcm

#### **Deposit**

£1384.60

#### **Tenure**

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

#### **Viewing**

Strictly by appointment with the managing agent Jefferys. 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**



**Kitchen**



**Dining Room**



**Lounge**



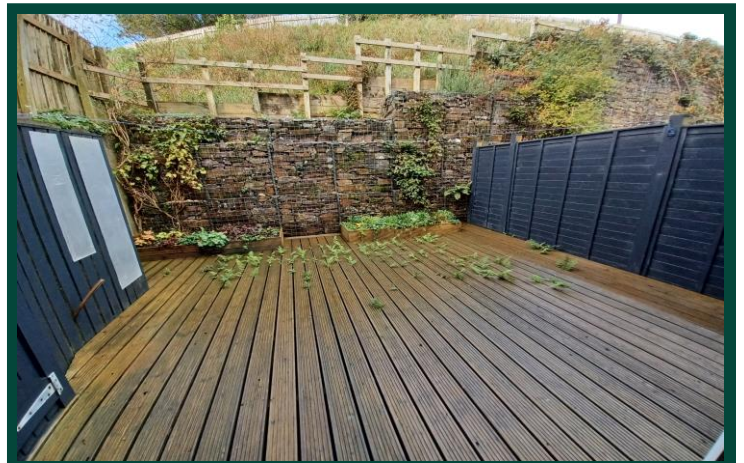
**Family Bathroom**



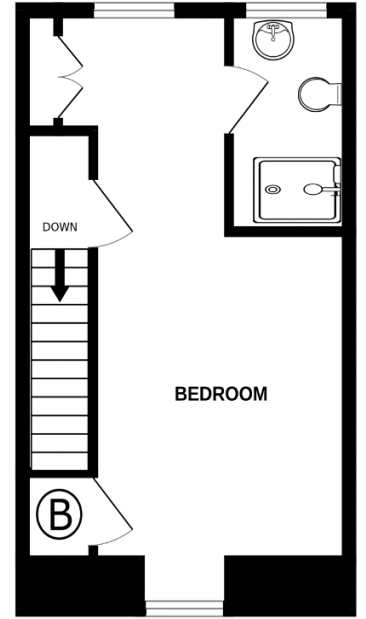
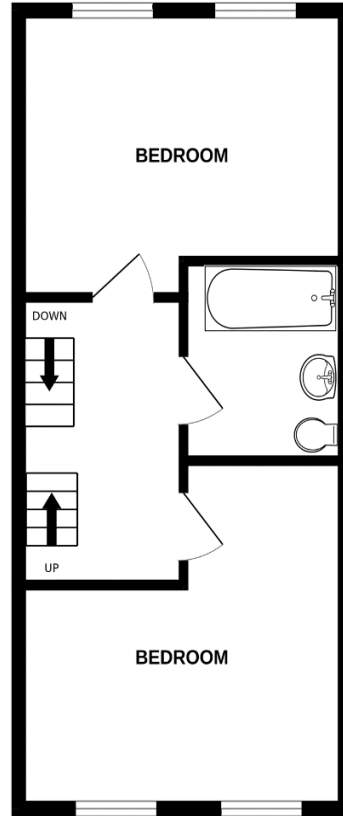
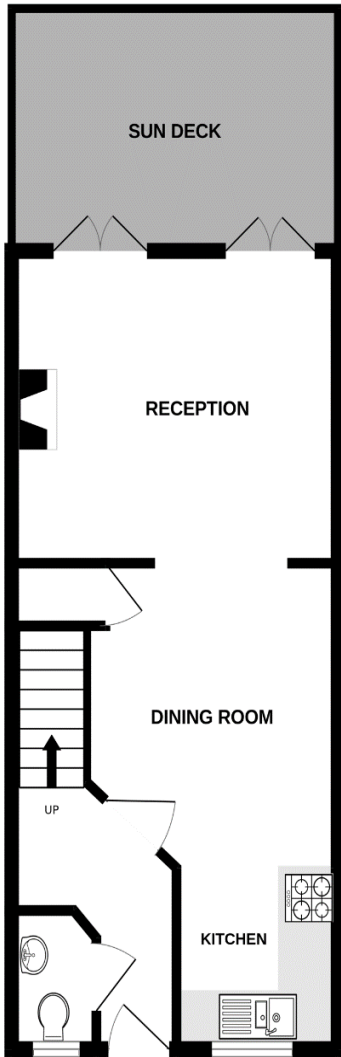
**Principal Suite**



**Bedroom**



**Decked Garden**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

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