



The Workshop, Tencreek Farm, Looe PL13 2JR  
£750 per calendar month

**Jefferys** ESTABLISHED 1865



# The Workshop

Tencreek

Looe

PL13 2JR

A beautifully converted workshop/boat store, which has been skillfully converted, with great emphasis placed on the use of natural materials throughout.

\* Entrance Hall \* Lounge/Diner \* Kitchen Area \* Bathroom \* Bedroom \* En-Suite Cloakroom \* Parking Area \* Gardens  
\* Double Glazing \* LPG Central Heating  
\* Water & Sewerage Charges Included  
\* EPC 'E' \* Council Tax 'A'  
\* Available 1st February 2024 \*

A former detached workshop/boat store which has been skillfully converted, with great emphasis placed on the use of natural materials throughout. Situated in a quiet position, whilst enjoying easy access to the port of Looe and unspoilt coastal scenery. The accommodation comprises:

## ENTRANCE HALL

Tiled floor, uPVC double glazed front door and side windows, uPVC double glazed window to side, double glazed inner door and side panel to:

## OPEN PLAN LIVING ROOM/KITCHEN

### Living Room

**25'7" x 11'3" (7.8m x 3.43m) maximum.** Radiator, understairs storage cupboard with lights, uPVC double glazed windows to front, vaulted ceiling with exposed A-frames and Velux windows, solid oak flooring.

### Kitchen

**8'0" x 14'4" (2.44m x 4.37m).** Range of base cupboards and drawers including inset stainless steel sink unit with cupboards beneath, wall mounted cupboard, built-in electric stainless steel oven and gas hob with stainless steel chimney hood over. Ceramic tiled floor, uPVC double glazed windows to three sides, inset LED ceiling lights, fridge/freezer and washing machine, wall mounted Worcester gas combi-boiler supplying central heating and hot water.

## BATHROOM

Shower bath with mixer shower tap and curved glazed shower screen, low level WC, pedestal wash hand basin, chrome towel radiator, tiled walls and floor, inset LED ceiling lights, shaver point.

Natural wood rise-and-turn staircase to:

## HALF LANDING

Double glazed French windows leading to rear Garden.

## BEDROOM

**15' 6" x 14' 6" (4.72m x 4.42m)**

Exposed A-frames, two Velux windows, uPVC double glazed window to side, solid oak flooring, two wall lights.

## EN-SUITE CLOAKROOM

Low level flush WC with enclosed cistern and adjacent vanity unit with wash hand basin, tiled walls, Velux window, exposed beam, tiled floor, radiator, fitted spotlights.

## OUTSIDE

Car parking area to the side of the property. To the rear of the property is an enclosed Garden with paved patio, long timber bench seat and lawn enclosed by wooden fencing, small garden shed and external lighting.

## SERVICES

Mains electricity supplemented by solar panels. Water and sewerage charges are included in the rent. Calor gas cylinders supply the central heating.

## COUNCIL TAX

Band 'A'

## EPC BANDING

EPC Band 'E'

## RENT

£750 per calendar month

## DEPOSIT

£865

## RESTRICTIONS

No Pets

Non Smokers

Not suitable for children

## DIRECTIONS

From Looe, proceed along the Polperro Road and continue to the top of the hill, turning left signposted Tencreek. Proceed past the caravan site, turning left onto a tarmacadamed lane and the entrance to Tencreek Farm will be seen 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 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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