



Pencare, Pengover Close, Liskeard PL14 3NZ

£825 per calendar month

**Jefferys** ESTABLISHED 1865

# Pencare

## Pengover Close

### Liskeard

#### PL14 3NZ

Very well presented detached bungalow situated within easy reach of local amenities.

\* Entrance Hall \* Lounge \* Two Bedrooms  
\* Modern Fitted Bathroom \* Modern  
Kitchen/Diner \* Conservatory \* Gas Fired  
Central Heating \* uPVC Double Glazing  
\* EPC 'C' \* Council Tax Band 'B' \* Internal  
Viewing Essential \* Available Now, Subject to  
Referencing \*

#### ENTRANCE HALL

uPVC double glazed entrance door with obscure glazing, laminate effect vinyl flooring, radiator, pendant light fitting. Smoke alarm, Nuaire extractor unit, central heating control unit, access to roof space.

#### LOUNGE

**13' 8" x 9' 2" (4.16m x 2.79m).**

Fitted carpet, radiator, ceiling light fitting. Wall display/TV unit, uPVC double glazed window to side, uPVC double glazed patio doors to front, TV aerial cabling.

#### BEDROOM 1

**12' 4" x 9' 2" (3.76m x 2.79m).**

Fitted carpet, radiator, pendant light point, TV aerial point, uPVC double glazed window to front.

#### BEDROOM 2

**9' 11" x 8' 6" (3.02m x 2.59m).**

Fitted carpet, radiator, pendant light point, uPVC double glazed window to rear.

#### BATHROOM

Fitted white suite comprising low level flush WC, pedestal wash hand basin, panelled bath with glazed shower screen and thermostatic shower. Partly shower boarded walls, laminate effect vinyl flooring, uPVC double glazed window to rear with obscure glazing. Glass shelf, extractor fan, ceiling light fitting, towel rail, toilet roll holder, mirror-fronted wall cabinet. Airing Cupboard with slatted shelving.

#### KITCHEN/DINER

**13' 8" x 9' 1" (4.16m x 2.77m).**

Range of white fronted wall and base units, larder cupboard., Lamona electric hob with Lamona oven below, extractor fan over. Single drainer stainless steel sink unit with mixer tap, grey working surfaces, tiled splashback. Space for washing machine, uPVC double glazed window to side, Ideal Vogue gas combi boiler, fluorescent striplight. Smoke alarm, carbon monoxide monitor, laminate effect vinyl flooring. Double glazed doors to:

#### CONSERVATORY

**8' 9" x 6' 8" (2.66m x 2.03m).**

Laminate effect vinyl flooring, uPVC double glazed windows, polycarbonate roof, radiator, wall light fitting, uPVC double glazed patio doors to rear.

#### DETACHED GARAGE

White metal up and over door, uPVC courtesy door, power and lighting.

#### OUTSIDE

The property is approached via black wrought iron gates, leading onto the driveway to the garage. A paved pathway and steps lead to the property, with the pathway continuing around the property. The garden is laid to paving and stones, with a flower border and walled boundaries, for ease of maintenance.

#### COUNCIL TAX

Band 'B'

#### EPC

Band 'C'

#### TENURE

Available for long term let but initially a six months' Assured Shorthold Tenancy - unfurnished.

#### RENTAL

£825 per calendar month

#### DEPOSIT

£951

## RESTRICTIONS

No Pets

Non Smokers Only

## VIEWING

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

## DIRECTIONS

Take the A390 roadway towards Callington. At the mini roundabout, turn right and then immediately left into Pengover Road. Take the third right hand turn into Dennis Road, then first right into Pengover Close. Pencare can be found almost immediately on the right.



## **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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