



8 Eddystone Rise, Liskeard PL14 3DQ

£895 per calendar month

ESTABLISHED 1865  
**Jefferys**

# 8 Eddystone Rise

Liskeard

PL14 3DQ

Deceptively spacious three bedroom semi-detached property situated in a quiet cul-de-sac location on the outskirts of Liskeard, within easy reach of local facilities.  
Entrance porch, entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom.  
Gardens to the front & enclosed rear garden.  
Garage in separate block.  
Gas fired central heating & uPVC double glazing.  
EPC 'C'. Council Tax 'C'.  
Available now.

The property is situated in a quiet cul-de-sac location on the outskirts of Liskeard, within easy reach of local facilities.

The accommodation comprises:

## ENTRANCE PORCH

Half glazed uPVC double glazed entrance door with obscure glazing, uPVC dual aspect double glazed windows to front and side, vinyl flooring, wall light fitting. Leading to:

## ENTRANCE HALL

Vinyl flooring, radiator, wall light fitting. Built-in cupboard with shelving, smoke alarm. Stairs to First Floor and multi-paned doors leading to Lounge and Kitchen.

## LOUNGE/DINING ROOM

20' 8" x 9' 7" (6.29m x 2.92m)

Fitted carpet, Satchwell wall mounted heating control unit, 4 wall uplighters, two radiators. uPVC double glazed window to front with curtain pole over. uPVC sliding patio doors to rear garden with curtain pole over, TV point. Multi-paned door to:

## KITCHEN

14' 9" maximum x 8' 0" (4.49m x 2.44m)

Range of wood effect wall and base units with grey marble effect roll edged worksurfaces, space for fridge, space and plumbing for washing machine, space for cooker. Single drainer stainless steel sink unit, tiled splashbacks. Vinyl flooring, uPVC double glazed windows overlooking rear garden, uPVC double glazed door to rear. Smoke alarm, 3-arm light fitting, radiator, central heating timer. Large cupboard housing Intergas combi boiler and RCD. Open fronted storage cupboard with shelf. Multi paned door returning to Entrance Hall.

## STAIRS TO FIRST FLOOR

Fitted carpet, fitted hand rail.

## FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, wall light fitting, smoke alarm, carbon monoxide alarm. Built-in cupboard with slatted shelving. Access to partly boarded loft space with retractable ladder and light.

## BATHROOM

White suite with pedestal wash hand basin and mirror over, low level flush WC, panelled bath with mixer tap and shower attachment. Mira Vie electric shower, shower rail and curtain. Grab rail, half tiled walls with the bath area fully tiled, fitted carpet. uPVC double glazed window to rear with obscure glazing, radiator, fitted shelving, ceiling light fitting.

## BEDROOM 1

11' 1" x 11' 3" maximum (3.38m x 3.43m)

Fitted carpet, radiator, pendant light point, uPVC double glazed window to rear with curtain pole over. Two open-fronted wardrobe cupboards with hanging rails and storage over. Views to Caradon Hill.

## BEDROOM 2

8' 8" excluding door recess x 9' 4" (2.64m x 2.84m)

Fitted carpet, pendant light point, radiator, four corner shelves, open-fronted wardrobe cupboard with hanging rail and storage over, uPVC double glazed window to front.

## BEDROOM 3

9' 10" x 6' 3" (2.99m x 1.90m)

Fitted carpet, radiator, pendant light point. Fitted cabin bed unit with ladder and storage area below, uPVC double glazed window to front.

## OUTSIDE

Steps and a concrete path lead to the front of the property with the gardens to either side laid to lawn. The pathway continues around to the side of the property, with a wooden gate giving access to the rear. The rear garden has a paved patio area with steps leading to the garden which is laid to lawn with flower and shrub borders. Water tap.

## GARAGE

Situated in a separate block with metal up and over door.

## COUNCIL TAX

Band 'C'

## EPC BANDING

Band 'C'

**TENURE**

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

**RENT**

£895 per calendar month

**DEPOSIT**

£1,032

**VIEWING**

Strictly by prior appointment through the Agents - Jefferys (01579 342400)

**DIRECTIONS**

From our offices in Liskeard, proceed up Barras Street and straight across the mini-roundabout into Greenbank Road. Upon reaching the next mini-roundabout at Addington, turn right and immediately left into Pengover Road. After approximately half a mile, Eddystone Rise will be found on your 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 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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