



16 Fairfields, Looe PL13 1HD

£995 per calendar month

ESTABLISHED 1865
Jefferys

16 Fairfields

Looe
PL13 1HD

Well presented three bedroom property with lovely views towards the Mill Pool, West Looe and open countryside beyond. Recently redecorated throughout and with nearly new floor coverings, the accommodation comprises:

- * Entrance Hall * Living Room Area
 - * Refurbished Kitchen/Diner with patio doors to the Garden * Three Bedrooms
 - * Recently fitted Bathroom * Gardens & Parking
 - * Gas Fired Central Heating
 - * Double Glazing * EPC 'C'
 - * Council Tax 'C'
- ** Available Now - Subject to Referencing ****

Situated in an elevated position, close to local shopping facilities and amenities along the Barbican Road, and within easy reach of the bustling fishing port of Looe which provides a wide range of shopping and community facilities. Looe Community School and Cornwall College combine to offer excellent educational facilities to the area for all ages. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity. To the north, the market town of Liskeard, includes a wide range of facilities.

The accommodation comprises:

ENTRANCE HALL

White uPVC door with inset obscure pane, pendant light point, radiator, laminate flooring, RCD, smoke alarm.

LIVING ROOM AREA

13' 9" x 11' 5" (4.20m x 3.47m)

Laminate floor, radiator, two uplighters, BT point, TV aerial point. Feature electric fire with cream surround, black hearth and exposed brick chimney breast. Understairs cupboard. uPVC double glazed window to front with lovely views towards the Mill Pool and open countryside beyond. Archway through to:

KITCHEN/DINER

14' 8" x 11' 5" (4.46m x 3.47m)

Range of refurbished grey fronted wall and base units, tall larder cupboard, grey laminate worktops, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Space for cooker with stainless steel splashback behind and extractor above, space for fridge/freezer, space for washing machine. Smoke alarm, Vaillant gas fired boiler, carbon monoxide alarm. Two ceiling spotlight fittings, laminate flooring, radiator. uPVC double glazed window to rear, uPVC double glazed patio doors leading to the Garden.

STAIRS & LANDING

Fitted carpet, pendant light point. Cupboard housing factory lagged hot water cylinder and control unit. Smoke alarm, hatch to loft space.

BEDROOM 1

11' 5" x 8' 3" (3.47m x 2.51m)

Fitted carpet, radiator, pendant light point. uPVC double glazed window to front with deep sill and enjoying views towards the Mill Pool, West Looe and open countryside beyond.

BATHROOM

Recently fitted white suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap and pop-up plug, tile splashback. Panelled bath with pop-up plug and mixer tap with shower attachment, shower rail and tiled surround. uPVC double glazed window to front with obscure glazing, laminate flooring, ceiling light fitting, radiator, shaver point.

BEDROOM 2

12' 10" x 8' 3" (3.90m x 2.52m)

Fitted carpet, radiator, pendant light point, uPVC double glazed window overlooking the rear Garden.

BEDROOM 3

7' 8" x 6' 0" (2.34m x 1.84m)

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

OUTSIDE

Steps lead up from the parking area to the front garden area, laid to gravel with iron balustrades. To the rear of the property is a fully enclosed garden with paved patio area and steps leading up to a further seating area with garden shed. Gravelled steps lead up to a further area, bounded by mature shrubs and plants.

VIEWING

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

TENURE

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

RENTAL

£995 per calendar month

DEPOSIT

£1,148

COUNCIL TAX

Band 'C'

EPC

Band 'C'

SERVICES

All mains services are connected

RESTRICTIONS

Non-Smokers Only

DIRECTIONS

From Liskeard, take the A38 towards Plymouth, turning right onto the B3252 towards Looe. Continue along this road, turning left onto the A387 towards Widegates and proceed through the village. At the T-junction, turn right onto the B3253 towards Looe. Upon reaching St Martin's, turn left onto Barbican Road and, after passing the School, turn right into Bodrigan Road. Fairfields can be found after a short distance on the right with the property located towards the end of the cul-de-sac.



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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