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Residential Lettings



Hole Cottage, Tredallett
Duloe, Liskeard, PL14 4PR

Unique cottage, newly refurbished set in a peaceful rural location. Available to rent on a 6 month renewable tenancy.

- Living Room with Wood Burner • Kitchen Breakfast Room • 2 Double Bedrooms • Detached Garage/Workshop • Large Gardens • Fantastic Views • Available Mid November • Tenant Fees Apply •

£1,000 per calendar month

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ACCOMMODATION TO INCLUDE:

Front entrance door from patio area, leading into:

LIVING ROOM

Windows to the front of the property, door to the rear driveway, slate tiled flooring, wall lights, wood burner set in brick fireplace with slate hearth and wood mantle. Doors off to cloakroom & kitchen, wooden stairs rising to the first floor with storage cupboard under, CO alarm, smoke alarm.

CLOAKROOM

Newly fitted white WC and wash hand basin set in vanity unit with cupboards below, slate tiled flooring, window to the rear, smoke alarm, extractor fan, cupboard housing hot water cylinder.

KITCHEN BREAKFAST ROOM

Range of newly fitted cream wall and base units with fitted work surfaces. Integrated fridge, freezer, dishwasher, washer/dryer, oven, microwave and ceramic hob with stainless steel extractor hood above. Slate tiled flooring, windows to the front and side enjoying the surrounding views, smoke alarm, stainless steel sink unit.

FIRST FLOOR LANDING

Window to the front with countryside views, radiator, smoke alarm, small built in cupboard.

BEDROOM 1

Double room, radiator, window to the front with views of the surrounding countryside, Velux window, wall mounted bedside lights, door to:

ENSUITE BATHROOM

Newly fitted white suite comprising WC, wash hand basin and bath with hand held shower attachment. Ladder style heated towel rail, tiled floor, part tiled walls, Velux window, extractor fan, de-misting mirror with light over.

BEDROOM 2

Double room, 2 built in eaves storage cupboards, radiator, window to the front, Velux window, wall mounted bedside lights, door to:

ENSUITE SHOWER ROOM

Newly fitted white suite comprising WC, wash hand basin and cubicle with mixer shower. Ladder style heated towel rail, tiled floor, part tiled walls, Velux window and de-misting mirror with light above.

OUTSIDE

To the front of the property is a patio area and to the rear is a large area (to be gravelled) providing parking for several cars. There is a detached wooden garage/workshop with light and power. Large, newly seeded lawn areas surround the property and beautiful views can be enjoyed from all outside areas.

SERVICES

Mains electricity.
Private water & drainage (septic tank).
O.F.C.H.
Solar panels to assist immersion tank.
Council Tax band: TBC (C.C).

SITUATION

This delightful property enjoys a tranquil, rural position with picturesque views of the surrounding countryside. The famous

fishing port and family resort of Looe is only approximately 2 miles to the south, with other coastal beauty spots such as Seaton, Talland Bay and Polperro close at hand. The rural village of Duloe is approximately 3 miles. The market town of Liskeard, is some 9 miles away with a range of amenities including mainline railway station with regular services culminating at Paddington, London via Plymouth and Exeter. The city of Plymouth on the Devon side of the River Tamar is 20 miles.

DIRECTIONS

From Liskeard take the A38 dual carriageway east towards Plymouth. In approximately one mile, cross the carriageway, taking the B3252 road posted Looe. Follow this road until it joins the A387 Plymouth / Looe road. In 1.8 miles pass through Sandplace following the Looe road. In a further 0.7 miles turn right, going over the railway track and the East Looe River. Pass the cottage on the other side and continue up the on the right hand side. Continue for approximately 0.25 miles passing a holiday complex on the right and then a turning on the left. The entrance to the driveway can be found on the right hand side just past the left hand turning. Follow the driveway down and around to the right where the cottage can be found.

LETTINGS

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £1000 per calendar month exclusive of all charges. DEPOSIT: £1100 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Unfurnished. No DSS/Smoking/Pets. Gardener available if required by separate negotiation. Available Mid November.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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