



3 Polean Lane, West Looe PL13 2FD

£565 per calendar month

Jefferys ESTABLISHED 1865

3 Polean Lane

Looe PL13 2FD

Excellent opportunity to rent a modern three bedroom terraced property within easy reach of Looe town centre, primarily for families either born in Looe or residing in Looe for a significant period of time.

* Entrance hall * Kitchen/Breakfast Room
* Lounge/Diner * Cloakroom * Three Bedrooms
* Bathroom*

Applications in writing, in the first instance, to the Managing Agents – Jefferys, 17 Dean Street, Liskeard PL14 4AB (Tel: 01579 342400).

This is an excellent opportunity to rent a modern property within easy reach of Looe town centre, primarily for families either born in Looe or residing in Looe for a significant period of time.

The accommodation comprises:

ENTRANCE HALL

uPVC half glazed entrance door with obscure glazing, laminate effect vinyl flooring, pendant light point, radiator, central heating control. Stairs to First Floor.

CLOAKROOM

White suite comprising low level dual flush WC, corner pedestal wash hand basin (H&C), tiled splashback, wall mirror, chrome effect towel rail, chrome effect toilet roll holder. uPVC double glazed

window to front with obscure glazing, roller blind, RCD, pendant light point, radiator, vinyl flooring.

KITCHEN/BREAKFAST ROOM

12' 7" x 9' 6" (3.83m x 2.89m) overall.

Kitchen Area Range of wood effected fronted wall and base units with contrasting roll edge worktops, single drainer stainless steel sink unit with mixer tap, uPVC double glazed window to front, roller blind. Worcester condensing gas combi boiler, space for washing machine, space for cooker, fluorescent striplight, extractor fan, smoke alarm, carbon monoxide alarm, laminate effect vinyl flooring. Dining Area Radiator, pendant light point, laminate effect vinyl flooring.

LOUNGE/DINER

16' 3" (maximum) x 13' 1" (4.95m (maximum) x 3.98m).

Fitted carpet, radiator, two pendant light points, smoke alarm. Two uPVC double glazed windows to rear, TV point, telephone point. Large understairs cupboard.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Fitted carpet, pendant light point, smoke alarm, access to roof space. Airing cupboard with fitted carpet, slatted shelving.

BEDROOM 1

16' 3" x 7' 8" (4.95m x 2.34m) excluding bay.

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

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C), tiled splashback, panelled bath with thermostatic shower fitted, fully tiled surround. Ceiling light fitting, extractor fan, radiator, wall mirror, chrome-effect towel rail, chrome effect toilet roll holder, vinyl flooring

BEDROOM 2

11' 4" x 7' 8" (3.45m x 2.34m) minimum.

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

BEDROOM 3

8' 2" x 7' 2" (2.49m x 2.18m).

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

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX

Band 'C'

EPC RATING

Band 'B'

VIEWING

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

TENURE

Six months Assured Shorthold Tenancy -
Unfurnished

RENTAL

£565 per calendar month

DEPOSIT

£651

RESTRICTIONS

Local Occupancy Restriction Applies

Non Smokers

DIRECTIONS

From the centre of Looe proceed up Polperro Road and, after passing the Millpool Car Park, Polean Lane will be found on the right hand side. The property will be on the left.



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. You will be required to provide an up-to-date credit report (Experian, Equifax etc), and provide supporting documentation as listed on the application form. Alternatively you may, if you wish, contact our referencing company direct and instruct them to complete the necessary credit report/references on your behalf.
3. A holding deposit equivalent to one weeks’ rent will be required to secure the property until the referencing process is completed. Upon receipt of satisfactory references you may be offered the tenancy of the property and the holding deposit may be used towards the property deposit. Please note that, should references not be satisfactory due to non-disclosure of adverse credit history, this holding deposit may be forfeit.
4. 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.
5. 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.
6. 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 have to be made for cleaning, repairs or other matters.
7. 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.
8. 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 three 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.
9. 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.



RICS rightmove
find your happy



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