



Duchy of Cornwall

To Let

Bodbrane Cottage, St Keyne, Liskeard PL14 4RR



The Duchy of Cornwall is offering to let for an initial six month term and thereafter periodic Assured Shorthold Tenancy .

Bodbrane Cottage. A charming rural property, completely recently refurbished throughout including a new kitchen, bathrooms, slate and oak flooring, insulation and air source heat pump.

Rent: £975 per calendar month

Please contact Sharon Bowden or Ashley Taylor for further details at:

Restormel Estate Office

Lostwithiel

Cornwall PL22 0HN

01579 343149

Introduction

Bodbrane is an ancient farmstead hamlet in southeast Cornwall. It is situated about three miles (5 km) south of Liskeard in the civil parish of Duloe.



Bodbrane Cottage is a former farm cottage in rolling farmland and benefits from complete privacy without being isolated. There are exceptional views in all directions.

Location

The property is situated between St Keyne and Duloe amongst open fields and countryside. There is a regular bus service from Duloe to Liskeard and Polperro.

Directions

From Duloe take the B3254 towards St Keyne then take the left fork and Bodbrane Cottage can be found on the left opposite Bodbrane Farm. Access is via a short farm lane.



Internally

Ground Floor

From the front door there is a light and spacious hallway leading to the lounge which has an engineered Oak floor, French doors open onto the patio and windows on two other sides. A new multi fuel burner has been installed.

The kitchen benefits from new units, a slate floor and is exceptionally light with space for all the usual appliances.

There is also a separate utility room and a WC downstairs.

First Floor

There are three bedrooms in total, two large doubles (one en-suite) and one smaller double/large single. The



family bathroom can be accessed from the landing and is next to the large airing cupboard.

Outside

The garden is a blank canvas. The Duchy will re-seed the lawn in the spring.

There is a large gravelled parking area with double timber gates and a garden shed (12ft x 8ft) will be erected for the benefit of the tenant.

Services

Electricity - a smart meter is installed

Heating - by air source heat pump supplying numerous radiators in every room and brand new multi-fuel burner in the lounge. The cottage is exceptionally well insulated

Drainage - septic tank

Water - mains water is via sub-meter from the nearby farm



The tenant will need to provide their own carpets (bedrooms, landing & stairs) and bathroom floor covering (to be agreed with the Duchy prior to installation).



Tenure

The property is to be let on a six month fixed term initially. Once the fixed term has ended the tenancy will roll-on on a periodic basis. The property will be let unfurnished.

Referencing fees (£28 + VAT for each tenant) will be paid by the tenant prior to the agreement being drawn up and the offer will remain subject to contract and references. There will also be a tenancy preparation fee of £250 + VAT due from the tenant prior to taking occupation. The fees will become due once a tenant has been offered the property. Right to residency checks must also be undertaken.



Council Tax

The property is rated Band D for Council Tax, which has an approximate annual charge of £1,619.75.

Money Laundering

Prospective tenants will be required to produce identification documentation during the referencing process and we ask for your co-operation in order to prevent delay in providing the tenancy agreement.

Misrepresentation Disclaimer

Whilst every effort has been made to ensure the accuracy of these particulars they are produced as a general guide only and do not constitute any offer or part of any offer or contract. All descriptions, dimensions and/or references to condition and the necessary permission for use and occupation and other details herein are given without responsibility and any prospective tenants must satisfy themselves by inspection or otherwise as to correctness.



Deposit

A deposit equal to six weeks rent will be due before taking occupation. Pets will be considered on an individual basis.

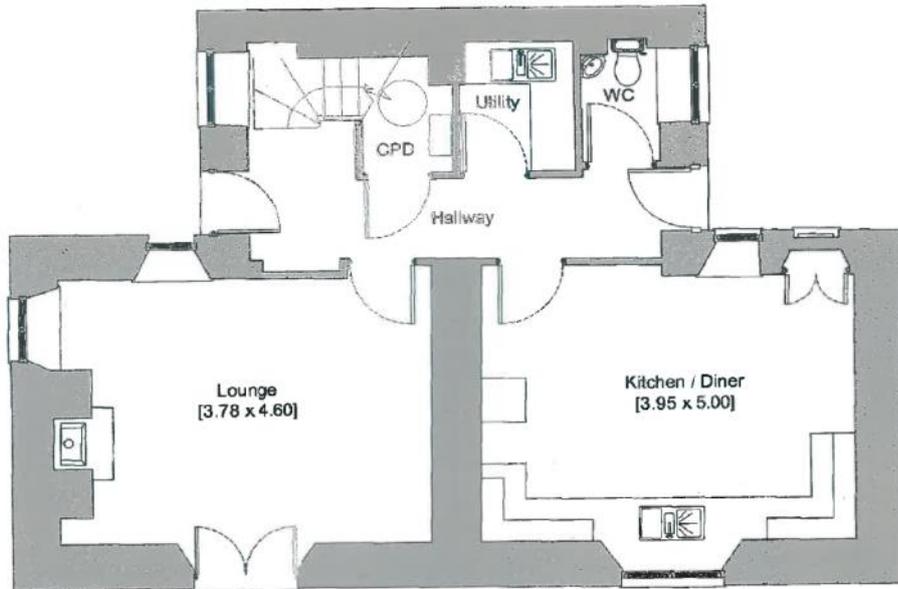
Schools

The nearest schools are Duloe Junior and Infants and Liskeard Community College (secondary).

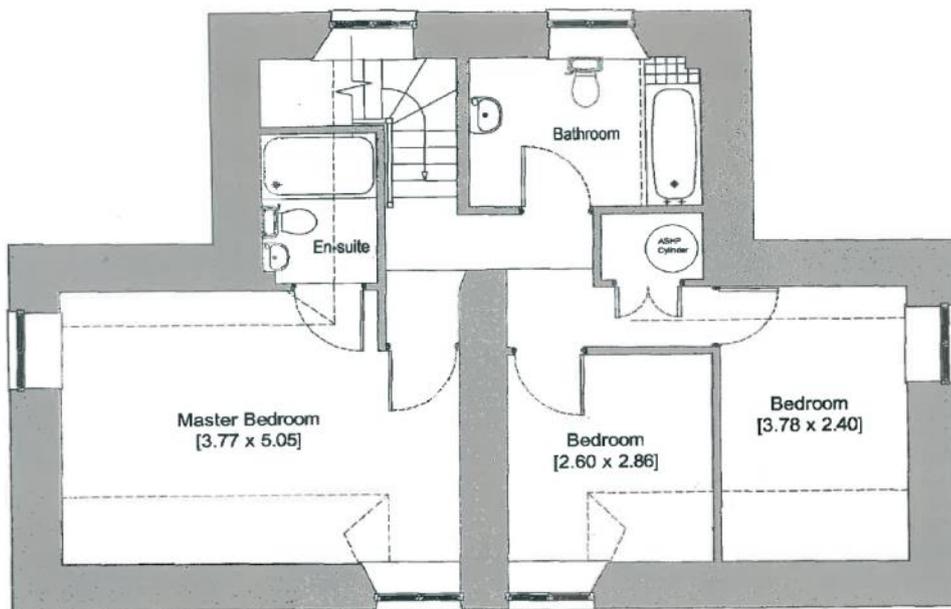
EPC

The property was rated F before the refurbishment and the updated rating is pending.

Before entering into any tenancy the condition and contents of the property will be set out in a tenancy agreement, inventory and schedule of condition. If you are offered the property please ensure you carefully read, understand and agree with the tenancy agreement, inventory and schedule of condition before signing the documents.



Bodbrane Cottage Ground Floor



Bodbrane Cottage First Floor



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