



ESTATE AGENTS



**St. Germans, PL12 5LG**

**£1,300 Per Month**

This delightful Grade Two Listed Cottage is located in the popular village of St. Germans. Offering three double bedrooms, spacious bathroom with central bath, enclosed shower cubicle, living room, dining room and kitchen. Original character features including Sash Windows and wooden floors. A delightful rear garden which backs onto the picturesque Port Eliot Estate.

Rent £1300.00 per month, Full Deposit: £1500.00 Holding Deposit £300.00

EPC E39

### Entrance Hall

A spacious hallway with original slate flooring, doors to downstairs rooms, ceiling light and radiator.

### Living Room 14'9" x 13'5" (4.5 x 4.1)

A light and airy room with dual aspect sash windows to front and side aspects, picture rails, fitted carpet, dado rails, and ceiling light.

### Dining Room 14'9" x 12'1" (4.5 x 3.7)

Dine in style in this delightful dining area, Sash window to the front aspect, wooden flooring, feature fire place and ceiling light.

### Kitchen 14'5" x 13'9" (4.4 x 4.2)

Sash window to the front aspect, wooden flooring, a range of base and wall units, stainless steel sink, built in electric oven and hob, stable door door giving access to the rear garden.

Door leading to stairs giving access to the first floor bathroom, which can also be accessed from the main landing.

### Landing

With wooden flooring and doors to all bedrooms, sash window to the front aspect, stairs to the downstairs hallway and ceiling light

### Bathroom

The main feature of this bathroom is the centrally located claw feet bath and a feature fire place with wooden surround, Sash Window, low level Wc, Victorian style pedestal sink, enclosed shower cubicle, storage cupboard, doors to the ground floor and landing area.

### Bedroom 1 15'1" x 10'5" (4.6 x 3.2)

A double bedroom, with Sash window to the front aspect, feature fire place, built in storage cupboard, fitted carpet, radiator and ceiling light.

### Bedroom 2 15'1" x 10'5" (4.6 x 3.2)

A double bedroom with Sash window to the front aspect, wooden flooring, radiator and ceiling light.

### Bedroom 3 11'1" x 7'10" (3.4 x 2.4)

A further double bedroom with Sash window to the front aspect, built in storage cupboard, radiator, carpet and ceiling light

### Outside

To the front of the property there is street parking, to the rear is a spacious garden mainly laid to lawn, with a mix of mature trees shrubs and bushes and garden store.

The rear garden does back onto the main Port Eliot Estate.

### Tenant Information

Exclusive of the following: Council tax, electricity, oil and water.

No smokers

### Holding Deposits:

A holding deposit equal to 1 weeks rent is payable upon the start of the application.

Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee.

Fees payable in accordance with the Tenant Fees Act 2019:

Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

These include:

Default of Contract - Late Payment Charge £30.00 Inc. Vat

Default of Contract - Loss of Keys £30.00 Inc. Vat

Contract Variation - Administration Charge £60.00 Inc. Vat

Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement)

### Deposit

A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)

The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection  
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

### Agents Note

The Port Eliot Estate has festivals at certain times of the year, which include some big music festivals. During these times there will be some disturbance with loud music etc.

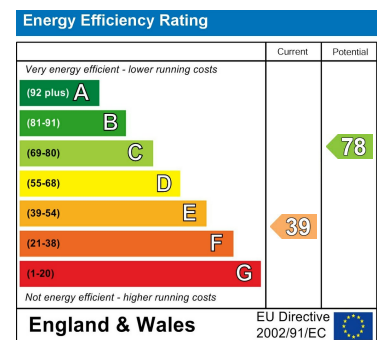
The Estate will also offer you tickets to these events at no cost.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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