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Residential Lettings



Seacroft, Ruan Minor  
Helston, TR12 7JP

A nicely positioned 3 bedroom detached family home in a village location.

• DETACHED • 3 BEDROOMS • VILLAGE LOCATION • PARKING & GARDEN •  
LONG LET • AVAILABLE NOW • TENANT FEES APPLY •

**£750 per calendar month**

**01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

### LIVING ROOM

Large dual aspect family room with working fireplace. Radiator

### 2ND RECEPTION

Dual aspect with working fireplace. Radiator

### KITCHEN

A good range of kitchen units. Some appliances may be available. Dual aspect. Radiator

### CONSERVATORY

Overlooking the rear garden

### REAR PORCH

A functional room perfect for leaving footwear and umbrellas

### MASTER BEDROOM

A large dual aspect room with radiator and feature electric fire.

### BEDROOM 2

Dual aspect double bedroom with radiator

### BEDROOM 3

Single bedroom with window and radiator

### BATHROOM

Bath with shower over, basin and W.C.  
Window and radiator

### UTILITY

A separate block built utility with worktops and space under for appliances. Window.

### OUTSIDE

Lawn and drive for 3 cars to the front and lawned garden to the side and rear.

### SERVICES

Mains electricity  
LPG gas central heating  
Mains water  
EPC Band G  
Council Tax Band TBC

### SITUATION

Ruan Minor is a community orientated village on the Lizard Peninsula and next to Cadgwith another coastal village with its vibrant fish trade. The nearest main town is Helston which is approximately 10 miles away where there are schools, medical facilities and shopping. RNAS Culdrose is also nearby as is Goonhilly Satellite Station.

### DIRECTIONS

From the office, take the A39 to Falmouth and then onto Helston. Following directions for RNAS Culdrose and once past, take the 1st left at the roundabout signposted to St Keverne. At the next roundabout proceed straight over still following the signs for St Keverne. Pass Goonhilly Earth Station on the right and shortly after there is a right hand turn sign posted to Ruan Minor. Turn left at the T junction and Trenoweth House can be found on your right hand side.

### LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £750pcm and the deposit is £850



refundable at the end of the tenancy less any agreed 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.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

### TENANT FEES







Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE  
**Tel:** 01872 266720  
**Email:** [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)