



Valley Sunrise Rosenannon, St. Wenn, Bodmin, Cornwall
PL30 5PJ

A superbly presented detached bungalow in a popular hamlet position.

Wadebridge 5.3 miles - Padstow 11 miles - Newquay 12.6 miles

• 3 BEDROOMS (MASTER ENSUITE) • DETACHED • SORRY NO PETS • 2
PARKING SPACES • COUNTRYSIDE VIEWS • PRIVATE SECLUDED
GARDEN • TENANT FEES APPLY

£1,500 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

SITUATION

Situated in the quiet rural hamlet of Rosenannon, approximately 5.3 miles from the town of Wadebridge. Wadebridge sits astride the River Camel and offers a wide variety of independent shops, together with primary, secondary and sixth form education, cinema, numerous sports and social clubs, and access to the ever popular Camel cycle trail. The picturesque fishing harbour of Padstow is just 11 miles away with the internationally renowned home of Rick Stein's seafood restaurant. Surrounded by Area of Outstanding Natural Beauty the harbour boasts a myriad of quaint narrow streets arranged around the working harbour, together with a wide variety of shops, restaurants and boutiques.

DESCRIPTION

This recently refurbished 3 bedroom detached bungalow has been tastefully improved, offering open plan south facing living accommodation, garden, parking and delightful views over the adjoining countryside.

ACCOMMODATION

Front door leads into the entrance hall which in turn provides access to all the rooms.

The kitchen/living area is an excellent space which was extended by the current owners. The kitchen/living area comprises a brand new, high end gloss kitchen, which offers a range of wall mounted cupboards, base units and drawers, breakfast bar, inset sink, built in cooker, integrated appliances and bi-folding doors leading out to the rear garden.

The property offers 3 bedrooms with the master benefitting from an en suite shower room with a shower, WC and wash hand basin. The accommodation is completed by a family bathroom which has a bath with a shower over, WC and wash hand basin.

OUTSIDE

To the front the property has a small enclosed front garden and 2 designated parking spaces and additional on road parking available. To the rear a gravelled area runs along the back of the property with the majority of the garden laid to lawn. Private secluded back garden abutting open Valley Views.

SERVICES

Mains water and electricity
Private drainage
Oil fired central heating

DIRECTIONS

From Wadebridge take the road out of the town towards Burlawn. Having passed the turning to Burlawn proceed to Breock Downs and continue until you reach the hamlet of Rosenannon where the property will be found after a short distance on your left, clearly identified by a Stags For Sale board.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,500pcm and the deposit is £1,730 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

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		61	82

England & Wales EU Directive 2002/91/EC