



Bay Blue 59 Bezzant Place, Newquay, Cornwall TR7 1SJ

A beautifully presented two bedroom ground floor apartment available now on a short winter let with all bills included

- ALL BILLS INCLUDED!
- GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- PARKING
- FULLY FURNISHED
- AVAILABLE FROM 30TH OCTOBER
- WINTER LET
- MAXIMUM 5 MONTH LET
- SORRY NO PETS
- TENANT FEES APPLY

£1,150 Per Calendar Month

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

KITCHEN

fully equipped with oven & grill, combi-microwave/grill, ceramic hob, fridge/freezer, washing machine, dishwasher and slow cooker.

DINING/LIVING ROOM

A good sized living/dining room, which includes 2 x two seater sofas, a 40" flat-screen colour TV & DVD player and a dining table which seats four people.

BEDROOM 1

Double bedroom which includes a double bed, mattress and a 22" wall-mounted TV

BEDROOM 2

Twin bedroom which includes 2 x single beds and mattresses, wardrobe, chest of drawers and 32" flat-screen colour TV.

SHOWER ROOM

Modern style shower room, with shower enclosure, WC and basin.

OUTSIDE

One parking space is included with the property.

SERVICES

** ALL BILLS INCLUDED **

Gas central heating
Mains electric
Mains water and drainage
EPC C

SITUATION

Located within walking distance to Fistral Beach, the River Gannel and the Newquay town centre are all within a short walk from the apartment. Newquay is at the forefront of the surfing community and enjoys all the trappings of a seaside town. It also boasts a local hospital and other medical facilities, a range of schools and of course good shopping.

DIRECTIONS

From our office take the B3284 signposted to Shortlanesend

and follow the road through the village and out to the the junction taking you onto A30. Turn left and then bear off right signposted to Perranporth. At the next junction take the B3075 and follow the road to Newquay. At the roundabout turn left onto Trevemper Road and then turn left at the next roundabout onto Gannel Road. Continue until you reach the next roundabout, then turn left onto Pentire Road, Take the second left turning onto Pentire Crescent you will see Bezant Place on the left.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,150pcm and the deposit is £1,325 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (91-101)	A		
81 (61-101)	B		
69 (41-101)	C	73	76
55 (41-60)	D		
39 (34-54)	E		
21 (17-33)	F		
11 (1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	