



1 Pauls Row, Truro, Cornwall TR1 1HH

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A beautifully renovated and deceptively spacious 3 bedroom family home in the centre of Truro

• WONDERFUL CATHEDRAL VIEWS • VERY LARGE GARAGE • COURTYARD AND SEPARATE GARDEN • AVAILABLE FROM MID JULY • MINIMUM 12 MONTH LET • DEPOSIT: £1550 • EPC D • COUNCIL TAX BAND C • A PET MAY BE CONSIDERED AT A £25 RENT INCREASE • TENANT FEES APPLY

£1,350 Per Calendar Month

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

## LIVING ROOM

Accessed from the front door, with window to the front, radiator and gas effect log burner. Arch to dining room

## DINING ROOM

Lovely bright room. Window to the side, French doors to rear courtyard and stairs to first floor.

## KITCHEN

Good range of wall and base units and includes integrated dishwasher, oven, hob, extractor and free standing fridge freezer.

## GROUND FLOOR SHOWER ROOM

Large shower enclosure, w.c and basin. Heated towel rail

## GROUND FLOOR BEDROOM 3 /STUDY

Would work well as a small double bedroom or a good sized study. Window overlooking the courtyard, Radiator

## BEDROOM 2 AND EN SUITE

A generous double bedroom with window and radiator. Shower enclosure, w.c and basin

## BEDROOM 1 AND ENSUITE

A delightfully quirky room with the bedroom and en suite open plan. 2 built in wardrobes. Two windows overlooking the wonderful views to the front. Radiator

## OUTSIDE

Enclosed rear courtyard laid out with decking. Small area to fit a bistro table at the front. Across the road is a further, very private area of garden, with two decked areas. Parking for 3 cars and a very large double garage

## SERVICES

Mains gas  
Mains electricity  
Non metered water supply  
Council Tax Band C  
EPC D  
Recently fitted 'Worcester' gas combi boiler and central heating system

## SITUATION

A centrally positioned end of terrace cottage just 200m from the

cathedral yet in a quiet location and only a few minutes walk from the town centre. Just a 2 minute walk to The Rising Sun pub and restaurant. Truro offers a range of amenities including restaurants, entertainment, a market, wide range of shopping, schooling and medical facilities.

## DIRECTIONS

From our office proceed along Fairmantle Street and the roundabout turn left onto St Austell Street. Take the second right onto Campfield Hill and Pauls Row is the second right hand turning.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1350pcm and the deposit is £1,550 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 & 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			
192 (plus)	A		
155 (141)	B		
122 (93)	C		
91 (68)	D		
55 (54)	E	58	
41 (38)	F		
21 (20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	