



Homeleigh Trewartha, Veryan, Truro, Cornwall TR2 5QJ

A well presented and nicely positioned 3/4 bedroom detached family home.

• BEAUTIFULLY PRESENTED COTTAGE • 3/4 BEDROOMS • SEA VIEWS • COUNCIL TAX BAND F • EPC E • AVAILABLE END JULY • LONG TERM LET • ONE PET ALLOWED • DEPOSIT: £1730 • TENANT FEES APPLY

£1,500 Per Month

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

ENTRANCE HALL

Welcoming entrance hall of good proportions. Dual aspect. Radiator

KITCHEN

Generous range of wall and base units with breakfast bar and space for appliances . Door to side garden.

LIVING ROOM

A double room with 2 arches between offering a lot of space for family living. Fireplace. Stairs to first floor and door to kitchen. Under stairs cupboard. Door to front patio and side window. Radiator.

DINING ROOM

An inviting room with aga and window to the front. Door to GF shower room.

SNUG

With ornamental fireplace and stairs to bedroom 3 and door to study/bedroom 4

STUDY/BEDROOM 4

GF - a multi purpose room with window to the side and radiator

BEDROOM 3

Accessed via its own stairs into an open bedroom with sea views. Window to the front. Radiator

G/F SHOWER ROOM

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

BEDROOM 1

Large double bedroom - dual aspect. Radiator

BEDROOM 2

A good size double bedroom with vaulted ceiling and window to the front. Radiator

BATHROOM

FF - bath with shower over, basin and w.c. Window to the front.

OUTSIDE

Generous gardens with mature trees and shrubs - laid mainly to lawn with a patio area to the front and drying area to the side. A large double garage and parking for 2-3 cars plus a greenhouse completes the outside space.

SERVICES

Mains electric
Mains water
OFCH
EPC Band E
Council Tax Band F

SITUATION

Trewartha is a hamlet on the fringes of Veryan on the Roseland - an area that enjoys the best of both countryside and waterside. The main city of Truro is approximately 12 miles away where there is a wide range of shops and supermarkets, eating houses and entertainment, schooling and medical facilities.

DIRECTIONS

From our office take the A390 towards St Austell, through Tresillian, along the Probus by pass and turn right signposted to Tregony and Veryan. Follow this road through Tregony (but don't turn into the village) and follow the sign to St Mawes - turning off to Veryan a short drive later. Drive into the village of Veryan and turn left by the New Inn pub. At the next crossroads turn left and then take the right hand lane opposite Jago Cottage. Take the next right hand lane and the cottage can be found along on your right.

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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus)	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			
		76	39
England & Wales		EU Directive 2002/91/EC	