



6 The Old Corn Mill, Gweek, TR12 6UD
£850 pcm



This three bedroom apartment offers spacious and well proportioned accommodation and is set in 'The Old Corn Mill' which we understand was converted some 30 years or so ago. The property is set close to the head of the creek and is just a short walk away from the popular Gweek village which has a village store, public house and the renowned Seal Sanctuary. The market town of Helston is approximately 3 miles away, whilst Falmouth and Truro are both within a 35 minute drive. Internally the accommodation comprises a communal entrance, entrance hallway, boiler/storage room, lounge/diner, kitchen, bathroom and three bedrooms one of which has an en-suite shower room. Outside there is a communal garden area and off road parking, your earliest appointment to view is highly recommended.

£850 pcm



COMMUNAL ENTRANCE

With staircase leading up to the open entrance to the apartment where a front door opens into;

ENTRANCE HALLWAY

'L' shaped with a radiator, laminate flooring, doorways off to all rooms and folding doors into:

BOILER/STORAGE ROOM

Housing the Worcester oil fired central heating combi boiler.

LOUNGE/DINER

LOUNGE AREA

Two windows both with deep sills, radiator, inset ceiling spotlights and an opening into:

DINING AREA

Window with deep sill, radiator, inset ceiling spotlights and a sliding door into:

KITCHEN

Fitted with a comprehensive range of wall units with under unit lighting and base units to include drawers and open fronted shelved storage, wooden butchers block style work surfaces incorporating a stainless steel one and a half bowl sink and drainer unit with tiled splash back and surround, plumbing and space for washing machine, integrated dishwasher, integrated fridge, integrated freezer, integrated cooker and grill with four ring ceramic hob and stainless steel extractor hood over, inset ceiling spotlights, tiled flooring and door to hallway.

BEDROOM ONE

A dual aspect room with triple built in wardrobe units having storage cupboards over, built in dressing unit, laminate flooring and radiator.

BEDROOM TWO

Window with window seat, radiator and laminate flooring.

BATHROOM

Fitted with a suite comprising an enamel bath with tiled surround and shower tap attachment, low level WC, pedestal wash hand basin with tiled splash back and mirror over, display mirror with light surround, ladder effect heated towel rail and tiled flooring.

BEDROOM THREE

Window with deep sill, radiator.

SHOWER ROOM

Fitted with a fully tiled shower cubicle housing mains fed shower and folding doors, ladder effect heated towel rail, tiled flooring and space for white goods.

OUTSIDE

PARKING

A spacious stone chipped driveway provides parking for several vehicles. Adjacent to the car park are the oil tanks.

COMMUNAL GARDENS

There are attractive communal gardens and pathways which lead down to the main entrance where the original water wheel is set to one side and a picnic/barbecue area has been formed.

STORAGE

Facilities currently exist in an external communal store known as the 'Landlords Workshop' with each apartment being allocated space within this store.

THE PROPERTY IS AVAILABLE IMMEDIATELY, UNFURNISHED ON AN INITIAL SIX MONTH TENANCY AND THE DEPOSIT WILL BE £980.77. REGRETTABLY THE PROPERTY IS NOT SUITABLE FOR SMOKERS OR PETS.

AGENTS NOTE

Prospective tenants should be aware that The Mather Partnership will manage this property and that the property is currently on the sale market as well however if a tenant is found it will be removed from the sale market.

TENANT FEES

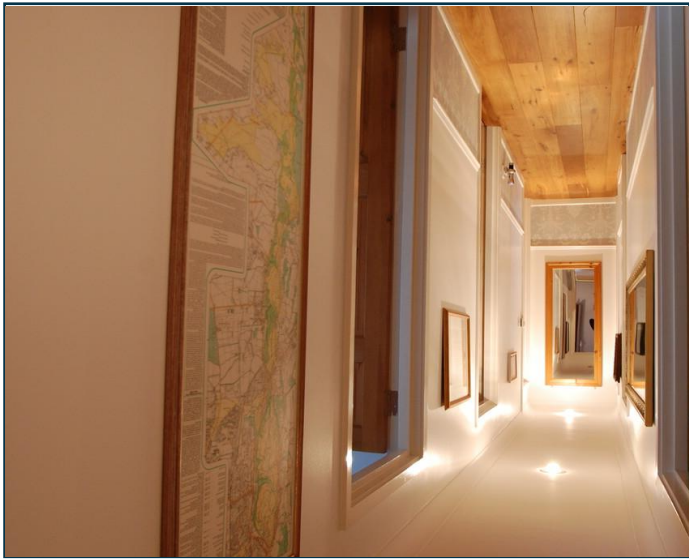
Early Release from Tenancy - Fully managed (subject to agreement with Landlord) - £300 inclusive of VAT to cover marketing costs. Early release from tenancy - Non managed (Subject to agreement with landlord) - one months rent plus VAT (for example if the rent is £600.00, the fee would be £720.00 (including VAT). Amendments to an existing tenancy - £50.00 including VAT (£41.67 plus VAT). Late payment of Rent - Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears. Lost Keys or security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

These particulars do not in any way constitute an offer or contract and none of the above statements are to be relied upon as a statement or a representation of fact. The intending purchaser must satisfy himself as to each of the above or any other statement. Neither the vendor nor his agent nor any person in their employ has any authority to make or give any representation or warranty. The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose.





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