



SCHOOL HILL, MEVAGISSEY PL26 6TH

TO LET £2,000 PCM

**NP** NICHOLAS  
PERCIVAL

A stunning two en-suite bedroom cottage with magnificent sea views over St Austell Bay. Air source heat pump, parking and woodburner.

To Let £2,000 pcm | Holding Deposit £460

Deposit £2,300 | EPC C78 | Cornwall Council Rating A

Pets welcome | 12 month AST with 6 month break



## Property

A modern and charming cottage clad in cedar with amazing sea views across St Austell Bay.

The property was recently renovated and features a modern kitchen, two en-suites bathrooms, two bedrooms and additional large reception room with doors to decking.

Entrance hall with stairs rising to the first floor, understairs storage cupboard and doors leading to two bedrooms. The master bedroom features an en-suite 3-piece bathroom, newly fitted in white with modern grey tiling. The bedroom has fitted wardrobes and double doors lead to the decking area where the costal views can be enjoyed. The

second bedroom features an en-suite shower room, with white suite and modern grey tiling.

The first floor is made up of the spacious and light open plan kitchen, dining and living area. The kitchen is a modern white handleless design with island featuring stainless steel 1.5 bowl sink. The kitchen boasts an array of integrated NEFF appliances including dishwasher, double oven with grill and fridge/freezer. There is also a very useful pantry cupboard with pull out racking. The kitchen opens directly to the dining and living area which offers exceptional views of St Austell Bay with Juliette balcony. For the

cooler months there is a modern woodburning stove.

Additionally on the first floor is a large reception room (previously used as a studio) with separate WC and handy cloakroom area with sink and drainer.

Externally the property has its own private entrance with parking for up to two cars, a small front garden area and two terraces, one to the front and one to the rear.

## Location

The property is located on the outskirts of Mevagissey, perched on the cliff top above

Polstreath beach. St Austell is the nearest town with an array of leisure and retail facilities as well as a train station providing direct access to London Paddington in 4.5 hours.

## Agents Notes

All enquiries should be directed to the Landlord's agent, Jen Scott 01206 563222 or [jen@nicholaspercival.co.uk](mailto:jen@nicholaspercival.co.uk). Viewings are strictly by pre-arranged appointment only and shall be conducted by the Landlord or their chosen representative.

The property features an integrated garage which shall be exclude from any tenancy.



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IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;

