



## Elowen Ponsanooth, Cornwall, TR3 7HL

£1,000 Per Month

A rare opportunity to rent this two bedroom cottage for an initial six month let with the potential for long term for the right tenant, situated in a rural and idyllic location on the outskirts of Stithians and Ponsanooth.

Offered on an unfurnished basis for an initial six month let, this property offers a large and light living room, a modern style kitchen, two good sized bedrooms, a three piece shower room and access through the cottage to your own secluded tiered garden.

The property has the added benefit of an allocated garage as well as off road parking for 1 / 2 cars. Immediate occupation available.

Council tax band - B. EPC band - Exempt.

Mains electric and water service the property, as well as an LPG gas fired central heating system.

Utility bill payments including the council tax are payable by the tenants to the suppliers direct. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Please note the property is situated within the grounds of the landlords owner occupied property.  
Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- Initial six month let
- Idyllic location between Ponsanooth and Stithians
- Beautiful rear garden
- EPC band – Exempt
- Immediate occupation available
- Offered on an unfurnished basis
- Allocated garage
- Off road parking for two cars
- Council tax band – B
- LPG gas fired central heating











Floor Plan

