



Barn Cottage Trevalga, Boscastle, Cornwall PL35 0ED

Semi detached, recently converted barn located in a peaceful coastal hamlet.

Tintagel 2 miles - Boscastle 1.5 miles - Launceston 18 miles

• 3 Bedrooms • Kitchen Diner • Living Room with Wood burner • Garden & Parking • Available October • No Pets • 6 months plus • Deposit: £1846.00 • Council Tax band: D • Tenant Fees Apply

£1,600 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Entrance door to:

OPEN PLAN KITCHEN DINER

Tiled flooring, double doors to garden, windows to the front. Range of fitted units with wooden work surfaces, Butler style sink and island with storage. Appliance space for dishwasher, washing machine and under counter fridge and freezer. Integrated electric oven with ceramic hob and extractor hood above.

LIVING ROOM

Wooden flooring, window to front and side, electric radiator, wood burner set in fireplace with slate hearth, wooden ceiling beams, CO alarm.

DOWNSTAIRS WC (understairs)

White WC and wash hand basin, tiled flooring, ladder style heated towel rail, small storage cupboard.

DOWNSTAIRS BEDROOM

Double room, wooden flooring, window to rear, electric radiator, door to:

WALK IN SHOWER

Tiled walls and floor, mixer shower and glass door.

FIRST FLOOR LANDING

Wooden flooring, window to side.

BEDROOM 2

Double room, wooden flooring, exposed A frame, triple aspect windows with countryside views.

SHOWER ROOM

White WC, wash hand basin set on vanity unit and cubicle with mixer shower. Tiled floor, heated towel rail, exposed beam, shaver point.

BEDROOM 3

Double room, window to the front and rear, electric radiator, exposed A frame.

OUTSIDE

To the front of the property is a gravelled driveway providing parking for 3-4 cars. Beyond this is a lawned garden.

SERVICES

Mains electricity. Solar panels providing hot water

Private water & drainage.

Council Tax band: D (C.C).

Option to connect to the Landlords Starlink supply (internet), for a monthly amount of £20.00 to be paid directly to the Landlord.

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Three, Vodafone- Limited. External - EE, Three, O2 & Vodafone- Limited.

SITUATION

The property is located in wonderful Cornish countryside, close to the spectacular North Cornish Coast and approximately 3 miles from the harbour village of Boscastle. The thriving, self-sufficient coastal community boasts a health centre, primary school, community centre, post office, general stores, a bakery, newsagent and petrol station together with public houses, restaurant and various boutiques. Further amenities are available at Bude, Wadebridge and Launceston. At Launceston, there is access to the A30 which links the cities of Truro to Exeter.

DIRECTIONS

From the Launceston Stags office, turn right on to Western Road

and past the petrol station on the left hand side and continue straight through the traffic lights, progressing to the roundabout ahead. At the roundabout take the first exit towards Bodmin on the A30. Follow this for approx 2 miles and take the 2nd exit off signposted towards North Cornwall/Camelford on the A395. Follow this road passing through the village of Pipers Pool and continuing for several more miles through Hallworthy and passing the Wilsey Down public house. Continue along this road and after approximately 2 miles, on approaching Davidstow church, take the right hand beside the grey property. Follow this road along to the T junction and turn left, then turn immediately right for Boscastle. Follow this road for approximately 1½ miles and turn right at the T junction for Boscastle. Continue along this road and you will come to a 5 cross way where there will be a postbox in the layby on the left, take the 1st left hand turning signposted Trevalga and follow the land for approximately 1 mile taking the next left hand turn. Follow this road along and you will come to a cream house on the left, take the turning to the right opposite this and the left fork will take you down the driveway to the property.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available October. RENT: £1600.00 pcm exclusive of all other charges. DEPOSIT: £1846.00 Returnable at end of tenancy subject to any 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). References required, viewings strictly through the agents.

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.

RENTERS' RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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