



Okeville Rock Road, St. Minver, Wadebridge, Cornwall  
PL27 6PW

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Detached bungalow with large rear garden set in  
village location.

Wadebridge 5.5 Miles - Polzeath 3 Miles - Bodmin 12 miles

• 3 Bedrooms • Living Room/ Diner • Large Rear Garden • Off Road  
Parking • Available Now • Pet Considered (terms apply) • 6 months  
plus • Deposit: £1730.00 • Council Tax band: D • Tenant Fees Apply

£1,500 Per Calendar Month

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION TO INCLUDE:

Front entrance door to:

### HALLWAY

Radiator, doors to all rooms.

### BEDROOM 1

10'10" x 10'5"

Double room, radiator, window to front, fitted wardrobe, door to:

### ENSUITE SHOWER ROOM

White WC, wash hand basin in set in vanity unit, window to front, heated towel rail, velux window, ladder style heated towel rail, walk in shower area with electric shower.

### BEDROOM 3

6'11" x 10'6"

Single room, radiator, window to side.

### BEDROOM 2

9'11" x 8'5"

Double room, window to the side, built in cupboard housing boiler.

### SHOWER ROOM

Modern white suite comprising wash hand basin, WC and large cubicle with mixer shower. Part tiled walls, tiled floor, ladder style heated towel rail.

### LIVING ROOM/ DINER

33'5" x 12'1"

Living room: carpeted, radiator, window to the front and side.

Dining area: Laminate flooring, radiator, window to the side, built in cupboard, door to:

### KITCHEN

Range of cream wall and base units with work surfaces above and stainless steel sink unit. Washing machine, electric double oven with ceramic hob and extractor over, space for fridge freezer and dishwasher, wooden flooring, window to the rear overlooking the garden, breakfast bar area, door to rear garden.

### OUTSIDE

To the front of the property is a small lawned garden. There is a driveway to the side of the property providing parking for 2-3 cars. To the rear is an enclosed, mature garden with shed.

### SERVICES

Mains water, drainage and electricity.

O.F.C.H.

Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodafone- Limited. Three- None. External - EE, O2 & Vodafone- Good. Three- Variable.

### SITUATION

The property is located in St Minver which has long since been one of the most popular destinations along the North Coast of Cornwall. It is renowned for its golden beaches, beautiful coastal walks and panoramic views of the Camel Estuary. It is also home to a range of local amenities, The Mariners Public House by Paul Ainsworth and Rock Sailing And Waterski Club. The famous fishing village of Padstow is a short, picturesque ferry ride away, or for any surfing enthusiasts, Polzeath Beach

is approximately 3 miles away. The former market town of Wadebridge 5.5 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is 18 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

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### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1500.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1525.00 pcm. DEPOSIT: £1730.00 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 ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)



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*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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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