



Esa Cottage, 11 Stret Caradoc, Newquay, TR7 1GE

A charming semi detached house situated in the popular seaside town, Newquay. Just a short walk to the town and picturesque beaches.

- 3 DOUBLE BEDROOMS • OFF ROAD PARKING • 6 MONTH WINTER LET • FULLY FURNISHED • AVAILABLE 6TH NOVEMBER • SORRY NO PETS • TENANT FEES APPLY

£1,300 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

OPEN PLAN KITCHEN DINER

Lovely light open plan kitchen diner with a good range of wall and base units and some white goods included.

DOWNSTAIRS WC

WC and basin

LIVING ROOM

A light and spacious family room with patio doors leading to the rear terrace

BEDROOM 1

Front facing double bedroom with wardrobe and dressing table

BATHROOM

Family bathroom with bath, overhead shower, WC and basin

BEDROOM 2

Rear facing double bedroom with wardrobe

BEDROOM 3

Front facing large twin bedroom with wardrobe

OUTSIDE

The rear of the property comprises of a generous size patio with steps leading to two private parking spaces

DIRECTIONS

From our office take the B3284 signposted to Shortlanesend and follow the road through the village and out to the junction taking you onto A30. Turn left and then bear off right signposted to Perranporth. At the next junction take the B3075 and follow the road to Newquay. At the roundabout by the Tregunnel River, turn left onto the A392, and straight through at the next roundabout. As you near the top of the hill, turn right onto Tregunnel Hill. Turn left after Tregunnel car park and continue to the end of Stret Caradoc and you will find number 11 on the right hand side.

SITUATION

Newquay is at the forefront of the surfing community and

enjoys all the trappings of a seaside town. It also boasts a local hospital and other medical facilities, a range of schools and of course good shopping.

LETTING

This property is available to rent short term on an Assured Shorthold Tenancy. Rent is £1,300pcm and the deposit is £1,500 refundable at the end of the tenancy less any agreed 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. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		