



Riverside Cottage Tregrehan Mills, St. Austell, Cornwall
PL25 3TH

A semi-detached character cottage, set in village location.

St Austell Centre 1.5 miles - Charlestown 2 miles - Fowey 6 miles

• Character Cottage • 2 Bedrooms • Off Road Parking
Space • Garden • Available End of July • Pet Considered (terms apply) • 12
months plus • Deposit: £1038.00 • Council Tax band: B • Tenant Fees Apply

£900 Per Calendar Month

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



DESCRIPTION

The hall, with herringbone floor, includes an airing cupboard and a part glazed door to a downstairs bathroom with white three piece suite comprising panelled bath with electric shower and screen over, pedestal wash basin and high level WC.

The kitchen includes an L-shaped matching range of base and eye level units with timber worktops to splashback tiling, and includes a deep earthenware sink unit with mixer tap, inset fan assisted oven and separate oven and grill, four electric rings and extractor hood over. There is space for a fridge and washing machine. Within the kitchen is an original cast iron Victorian range with timber surround and mantle forming a nice feature, this is strictly ornamental.

The kitchen opens to a living room with exposed timber floor, open cast iron fireplace with patterned slip with original timber surround and mantle, slate hearth, and original recessed cupboards with doors to the side. From the living room, double quarter pane doors open to the outside.

On the first floor, approached via a cast iron spiral staircase, is the main bedroom with exposed floorboards, double aspect and with fitted mirror fronted double wardrobe and door to a further walk-in wardrobe, which could potentially be used as a computer area. There is a second bedroom, also with exposed floorboards.

Outside there is one off road parking space and a small enclosed garden in front and to the side of the cottage,

Please note: This property/village is at risk of flash flooding at certain times of the year.

SITUATION

1 Riverside Cottage is situated in the popular and sought after village of Tregrehan Mills, which itself is just outside St Austell with its wide range of shopping, banking, leisure and educational facilities.

The cottage nestles within this quiet and pretty hamlet, opposite a playing field with direct access to many walks and cycle paths through the former clay country.

The picturesque port of Charlestown is within a short drive, the Eden Project is within walking distance whilst Fowey, about 6 miles is well regarded for its shops, bars, restaurants, coastal walks and sailing waters. The closest beach at Carlyon Bay is 1 mile away and the Cathedral City of Truro is approximately 15 miles distant. From St Austell and Par there are stations on the London Paddington line.

DIRECTIONS

From St Austell take the A390 towards Liskeard and on reaching St Austell Garden Centre, take the left-hand turn to Tregrehan Mills. Enter the 20mph restricted zone, continue straight on at the crossroads, pass the red letter box in the wall and the property will be seen on the left-hand side after about a further 60 yards.

SERVICES

Mains water, electricity and drainage.
Modern electric heaters.
Council Tax band: B.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available End of July. RENT: £900.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £925.00 pcm. DEPOSIT: £1038.00 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.



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) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



61 Lemon Street, Truro, TR1 2PE
 01872 266720
rentals.truro@stags.co.uk
stags.co.uk



@StagsProperty