



STAGS

Penlee Feock, Truro, Cornwall TR3 6RG

A charming unfurnished character cottage in the sought after village of Feock

Truro 5 miles

• RECENTLY FULLY REFURBISHED • TWO RECEPTION ROOMS • 10 MINUTE WALK TO LOE BEACH • 3 BEDROOMS (1 ENSUITE) • BEAUTIFUL GROUNDS • AVAILABLE MID MAY • DEPOSIT £1846 • COUNCIL TAX BAND C • 12 MONTHS PLUS • TENANT FEES APPLY

£1,600 Per Calendar Month

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

SITUATION

Penlee is situated in the highly sought after village of Feock. Set on the western shore of the River Fal and at the head of The Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. In the surrounding area there are numerous scenic countryside and creekside walks with The National Trust Gardens at Trelassick being just along the road, as is the King Harry Ferry, which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs whilst at nearby Penelewey is the Punch Bowl and Ladle Inn.

The Cathedral City of Truro is approximately four miles distant and forms the main commercial, administrative and retailing centre of Cornwall with some of the county's leading educational establishments. There is a main line rail connection to London Paddington at Truro whilst on the North Coast at St Mawgan near Newquay is the civilian airport with regular flights to London Gatwick amongst other destinations.

THE PROPERTY

Overlooking its own garden, Penlee is a pretty attached cottage that has been the subject of a recent refurbishment programme by the Landlords. Flanking the central entrance hall is a sitting room (12' 1" x 11' 5") and dining room (12' 6" x 11' 0") with open beam ceilings and windows to the front. Leading on from the dining room is a well appointed kitchen (10' 4" x 9' 8") with a range of contemporary Shaker style units in blue with wood effect work surface and selection of built in appliances.

Upstairs is the master bedroom (12' 7" x 8' 4") with en-suite shower room, a re-fitted bathroom, comprising a bath with overhead shower, wash basin and wc along with two further bedrooms (7' 11" x 5' 0" & 11' 5" x 9' 11").

OUTSIDE

Facing approximately east, the cottage is approached through a delightful established garden with areas of lawn surrounded by mature flowers, shrubs and trees.

SERVICES

Mains water, electricity and drainage. Electric heating. Council tax band C.

DIRECTIONS

Proceed towards Feock and shortly after passing Ferris Garage, turn left at the grass triangle into the 'No Through Road'. After a short distance, Penlee will be on your right.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus. RENT: 1600.00 pcm exclusive of all charges. One medium or two small dogs might be considered sorry no cats. 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 AND 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).

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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC