



37 Halsetown , St. Ives, Cornwall, TR26 3LZ

A character two-bedroom well-presented semi-detached cottage in a quiet and tucked away position in the popular village of Halsetown

St Ives 1.5 miles Penzance 6 miles A30(T) 4 miles St Erth Railway Station 4 miles

• Sitting/Dining Room • Kitchen Area • Two Bedrooms • Sorry No Pets • Parking • Garden • Rural Views • Tenant Fees Apply • Deposit £1442 • Council Tax Band B

£1,250 Per Calendar Month

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SITUATION

37 Halsetown is situated in a quiet Conservation Area in a tucked away position in the popular hamlet of Halsetown being situated just outside St Ives and Carbis Bay. The centre of St Ives is about 1.5 miles with its myriad of streets around the harbour, renowned beaches at Porthmeor and Porthminster and comprehensive range of facilities.

The attractive area offers unspoilt scenic beauty and offers network of footpaths and lanes meandering amidst the rugged countryside and allows easy access to the scenic coastline and places of interest.

The towns of Hayle and Penzance are each about 5 and 6 miles respectively and there are good road links with the A30(T) and rail links with stations at Hayle, St Erth, St Ives and Penzance.

DESCRIPTION

Beautifully presented two bedroom character cottage in Halsetown.

A part uPVC opaque glazed front door opens to a small Entrance Hall with part open tread stairs off to the first floor and door into a fine well-proportioned light and airy Sitting/Dining Room with granite fireplace with wood-burner on a slate hearth, timber window seat, ceiling timbers and timber floorboards.

Off the Living Room is a Kitchen area with a matching range of Shaker style base and eye level units with rolled worktops, stainless steel single drainer sink unit with vegetable bowl and mixer tap, space and plumbing for washing machine, inset fan assisted oven and grill with four electric rings and extractor hood over, wall shelving, space for free-standing tall refrigerator-freezer, outlook to the rear and uPVC part glazed stable style door to the side garden.

On the first floor is a good sized Main Bedroom with fine outlook to the front and with deep built-in wardrobe and cupboard; at the rear a second Bedroom; and a Shower Room with shower cubicle, wc, pedestal washbasin, chrome wall mounted towel radiator and shaver light and point.

Outside on the north-western side is a level lawn garden with Cornish hedge and hedge borders and at the end of which is a private car parking space.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 266720.

SERVICES

Mains water and electricity connected. Private drainage. Heating via eco oil filled electric thermostatically controlled radiators. Double-glazed. Broadband: standard and superfast available (Ofcom). Mobile telephone EE, Three and Vodafone limited and 02 likely inside and 02, EE, Three and Vodafone likely to be available outside (Ofcom).

DIRECTIONS

On the A30(T) towards Penzance, bypass Hayle and at the roundabout at the end of the bypass, take the A3074 towards St. Ives. Drive down the hill to the roundabout and go straight over. At the next roundabout, bear left towards St. Ives (B3311). Drive for nearly three miles to the T junction and turn right towards St Ives. At the bottom of the hill follow the road around to the left and after about a further ½ mile, at the sharp left-hand bend, turn right towards Polmanter Touring Park. Drive along the road for about 250 yards and turn right directly opposite the entrance to Polmanter Touring Park, passing a telegraph pole with yellow sign on one's right-hand side. Taking care not to drive into the gully on the left-hand side, drive for about 25 yards and take the first turning to the left. No. 37 Halsetown will be seen on the left after about 60 yards.

LETTINGS

This property is available to rent long term on an Assured Shorthold Tenancy, unfurnished, available from May. Rent is £1250.00pcm exclusive of all other charges. DEPOSIT: £1442.00 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 by appointment with Stags as Landlords Agents on 01872 266720

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). 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.



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