



Millfield , Perranwell Station, Truro, TR3 7NG

Beautiful Three Bedroom detached property in Perranwell Station which includes a regular gardener.

Truro - 5.2 miles. Falmouth - 7.5 miles. Feock - 4.5 miles.

• 3/4 Bedrooms • Gardener Included • Available Now • Mature Gardens • Four Reception Rooms • Pets Considered - Terms Apply • 12 Month Plus • Council Tax - Band G • Deposit - £3634 • Tenant Fees Apply

£3,150 Per Calendar Month

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

Situation

Stunning Edwardian Family Home in Perranwell Station

Step into a piece of history with this exquisite Edwardian family home, nestled in the heart of Perranwell Station. Surrounded by a mature landscaped gardens, this is a one-of-a-kind rental property.

Front Porch - original decorative ceramic floor tiles. Electric fob entrance lock

Entrance Hall

Original parquet wooden flooring, radiator, doors leading to reception room one, reception room two, reception room three, stairs to first floor, spotlights

Reception Room One

Carpeted flooring, wood burner with surround, radiators, picture rails, dual aspect windows including bay, blinds, door to conservatory, door to hallway, spotlights

Conservatory

Tiled flooring, double doors to patio, blinds to roof windows

Reception Room Two

Carpeted flooring, feature fireplace with tile surround, radiator, piano, blinds to bay window, picture rails, door leading to entrance hall

Reception Room Three / Dining Room

LVT flooring, feature fireplace, window to front aspect, curtains, sideboard, fitted shelving, serving hatch, door to entrance hall, door to kitchen

Kitchen

Dual aspect with shutter blinds, range of eye and base level units, sink and drainer, cooker including 5 ring gas hob and electric oven, fridge/freezer, freezer, dishwasher, serving hatch, door to dining room, door to lean-to/sun room.

Lean-to/Sunroom

Tiled flooring, double doors to garden, door to utility/boiler room, door to kitchen

Utility Room

Tiled flooring, storage cupboard, base level units, sink, two windows, washing machine, tumble dryer, two windows, door to Lean-to/sunroom, door to downstairs shower room

Downstairs Shower Room

Recently fitted, tiled flooring, radiator, low level wc, wash hand basin, shower, mirror, window, door to utility room

Landing

Carpeted flooring, windows, feature light fitting, doors to bedroom one, bedroom two, bedroom three and family bathroom

Bedroom One

Carpeted flooring, dual aspect windows, two radiators, fitted wardrobes and dressing table, curtains, bed frame, door to landing

Bedroom Two

Carpeted flooring, large window overlooking gardens, picture rails, radiator, blinds, curtains, door to landing

Bedroom Three

Carpeted flooring, radiator, window to front aspect, fitted wardrobe, door to ensuite, spotlights

Ensuite Shower Room

Low level wc, wash hand basin, shower cubicle. Door to bedroom three

Family Bathroom

Modern and recently fitted, LVT flooring, heated towel rail, bath, wc, sink, corner shower cubicle, fitted storage, mirror, door to landing

Outside

Millfield benefits from mature landscaped gardens which will require substantial maintenance so a regular gardener is included within the rent. The gardens wrap around the property and has additional features such as a pond with goldfish, patio seating area, access to garage, access to fields (fields can be let with the property at an additional cost). The gardens are delightful to walk through and will be a joy to host family and friends in.

Double garage with 2 car capacity, ample storage, electric roller door, pedestrian door, fridge/freezer and small fridge

Within the garden is access to the converted garage which acts as a fourth bedroom/studio. With power, sofa bed, kitchen units, sink and ensuite. Ideal for guests or a family with an older child / relative who would like their own space.

Services

Mains gas

Mains electric

Mains water & private drainage

EPC: Band E

Council Tax: G

Mobile (indoor and outdoor): EE ,likely - O2, likely

Broadband: Standard download 11 Mbps standard upload 1 Mbps

Superfast download 80 Mbps Superfast upload 20 Mbps

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £3150pcm and the deposit is £3634 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.

Front Porch

Front porch with front door to entrance hall, electronic fob entrance lock, original decorative ceramic floor tiles

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



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