



Holmwood Bodmin Road, Truro, Cornwall TR1 1BE

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A well presented period 3 bedroom townhouse with easy access of the City centre, Falmouth and the A30.

Truro City 1 Mile. Falmouth 12 Miles. A30 5 miles.

• END OF TERRACE • ONE SMALL PET CONSIDERED terms apply • BEAUTIFUL CITY VIEWS • COUNCIL TAX BAND D • UNFURNISHED • AVAILABLE LATE APRIL • TENANCY 12 MONTHS PLUS • DEPOSIT: £2019 • NOT SUITABLE FOR STUDENTS • TENANT FEES APPLY

£1,750 Per Calendar Month

01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)



## LIVING ROOM/DINING ROOM

An exceptional open space with fireplace and patio doors leading to the rear of the property.

## KITCHEN

A new modern style kitchen with a Rangemaster, fridge freezer, integrated microwave and dishwasher.

## SNUG

To the rear of the property, a perfect space for a snug or an office.

## FAMILY BATHROOM

An impressive bathroom with walk in shower, freestanding bath, WC and basin. Built in cupboard.

## WC

WC and basin.

## BEDROOM 1

Rear facing large double bedroom.

## BEDROOM 2

Front facing large double bedroom.

## BEDROOM 3

Front facing single bedroom.

## OUTSIDE

To the front of the property there is a low maintenance garden with mature shrubs. At the rear is a decking area situated above the garage, perfect for dining al fresco. There is a single garage and parking for one car.

## SERVICES

Gas central heating  
Mains electric  
Mains water and drainage  
EPC E  
Council Tax band D

## DIRECTIONS

From our office turn left then immediately right onto Fairmantle Street and at the roundabout turn left onto Morlaix Avenue, 1st exit off Trafalgar Roundabout then right onto Mitchell Hill. At the T junction bear left onto Bodmin Road. The property can be found on the left hand side.

## SITUATION

Bodmin Road is a prominent road in the city and provides easy access into and out of the city. Falmouth and St Austell are within easy reach and Truro itself offers entertainment, shopping, educational and medical facilities. The nearest beach can be reached in as little as 15-20 minutes by car, and Truro offers a mainline Railway and Bus services.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early April, pets considers terms apply. RENT: £1,750 pcm exclusive of all charges. DEPOSIT: £2019 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. Sorry not suitable for Student Let

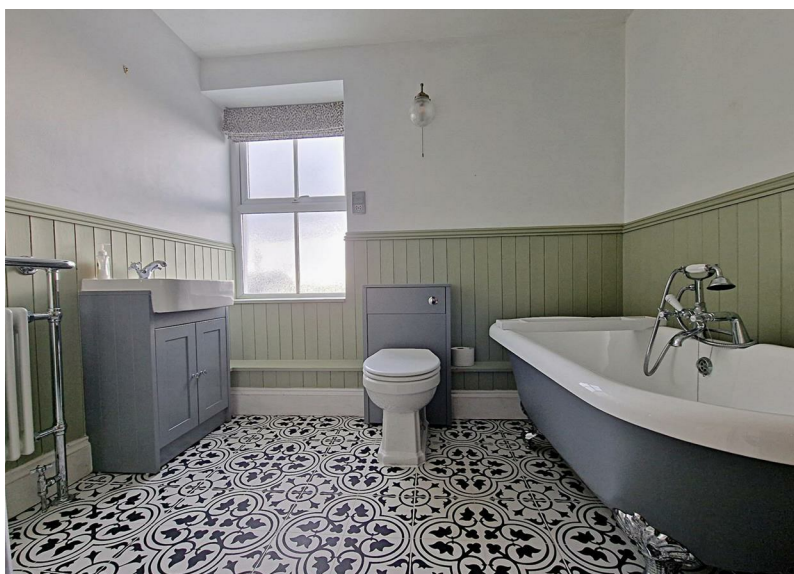
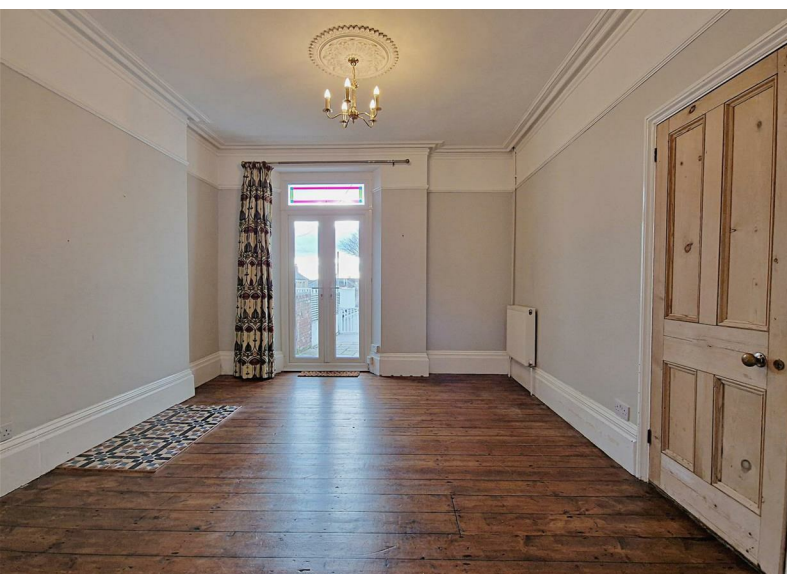
## HOLDING DEPOSIT AND TENANT FEES

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.

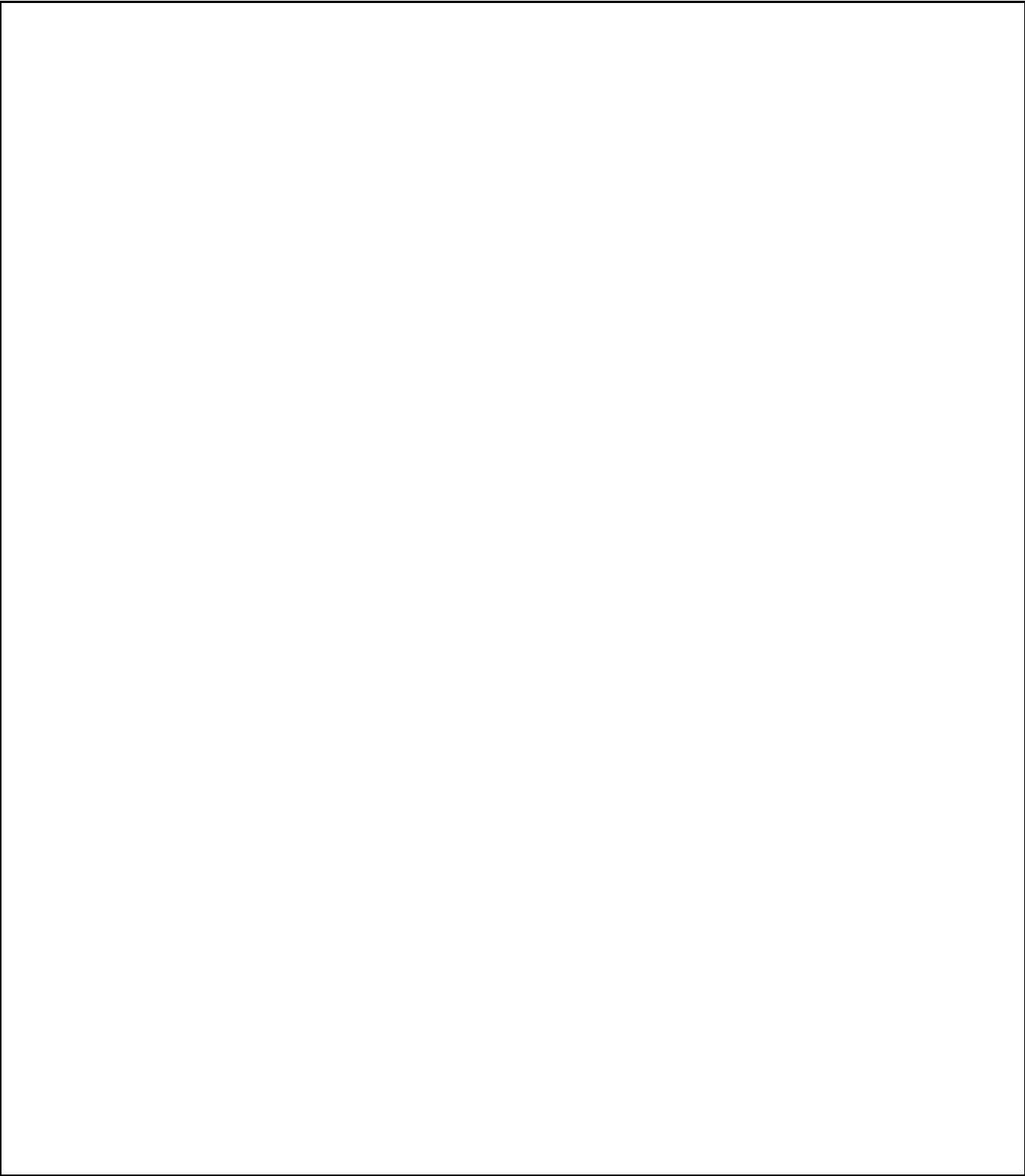
## TENANT PROTECTION

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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