



22 Navigator Way, Truro, Cornwall TR1 3GE

A well presented 3 bedroom mid-terrace property on a popular development in Truro. Available to rent on a 12 month renewable tenancy.

Truro 1.5 miles - Falmouth 12 miles - Newquay 13 miles

• Mid Terrace • Popular Development • 3 Bedrooms • Garden & Parking • Available End June • Small Pet May Be Considered (terms apply) • 12 months plus • Deposit: £1557.00 • Council Tax band: C • Tenant Fees Apply

£1,350 Per Calendar Month

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

ENTRANCE HALL

With doors leading to kitchen, living room and cloakroom. Under stairs cupboard.

KITCHEN

With a range of wall and base units, oven, hob and extractor. Space for further appliances and breakfast table.

DOWNSTAIRS WC

WC and basin.

LIVING ROOM

A generous space with French doors to the rear garden.

MASTER BEDROOM WITH ENSUITE

Front facing master bedroom with built in wardrobes.

FAMILY BATHROOM

Bath, WC and basin.

BEDROOM 2

Rear facing double bedroom.

BEDROOM 3

Rear facing single bedroom.

OUTSIDE

Drive to the front offering parking for 2 vehicles and enclosed rear garden that is mainly laid to lawn.

SERVICES

Gas central heating

Mains electricity, water & drainage.

Council Tax band: B.

SITUATION

Navigator Way is on a popular development at the top of Highertown on the former Richard Lander site which is only a short distance away from the main city of Truro. Locals schools, medical facilities and other amenities are all within easy reach, a green play area is opposite the property and the A30 is a short drive away. Ideal for those not wanting to live in the centre of the city but want to be within easy reach. Truro being the capital of Cornwall is renowned for it's beautiful cathedral and good shopping facilities.

DIRECTIONS

From our office head to Highertown and at the top of the hill turn right into Penn An Dre. As you turn into the development, you will see 22 Navigator Way opposite the park, on the right hand side.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,350.00 pcm and the deposit is £1,557.00 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 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.

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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		96
(81-91) B	84	
(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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