



Pendragon , Garras, Helston, TR12 6LN

A beautiful property in the sought after village of Garras which offers a range of local amenities.

Truro 19 miles – Helston 5 miles – Falmouth 12 miles

• 4 Bedrooms • Detached • Parking For 3 Cars • Pets Considered (Terms Apply) • Solar Panels • Available Now • 12 Months Plus • Deposit - £1,961 • Council Tax - Band E • Tenant Fees Apply

£1,700 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance hall leading to -

ENTRANCE HALL

Entrance hallway with doors to kitchen, lounge, downstairs wc and stairs to landing

LOUNGE

Open plan to dining room with large windows, radiator and patio doors to enclosed rear garden

DINING AREA

Open plan onto lounge and arch through to kitchen. Radiator, large windows and patio doors

KITCHEN

Spacious kitchen with window and opening onto dining area, electric oven and hob, oil boiler. Space for washing machine, tumble dryer and fridge/freezer. Oven to be included in the tenancy.

DOWNSTAIRS TOILET

Wc and wash hand basin

BEDROOM ONE

Double bedroom with radiator, window, door to en-suite shower room

ENSUITE

Wc, wash hand basin, corner shower, heated towel rail and skylight

BEDROOM TWO

Double bedroom with radiator and window

BEDROOM THREE

Double bedroom with radiator and window

BEDROOM FOUR

Small double bedroom with radiator and window

BATHROOM

Wc, wash hand basin, bath and skylight. Heated towel rail

GARDEN

Enclosed rear garden with established plants, area laid to lawn and shed

SITUATION

Nestled in the charming village of Garras, Helston, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a long term rental property while still being close to local amenities.

As you enter the home, you are greeted by a warm and inviting entrance hall with ample natural light flowing through the well-designed living spaces and downstairs wc. The layout is both practical and appealing, providing a wonderful environment for relaxation and entertaining. Each bedroom is generously sized with the master bedroom benefiting from an en-suite shower room.

The surrounding area of Garras is known for its picturesque scenery and friendly community, offering a peaceful lifestyle

while still being within reach of the vibrant town of Helston. Residents can enjoy the beauty of the Cornish countryside, with plenty of opportunities for outdoor activities and exploration.

The property also benefits from solar panels meaning not only a very energy efficient property but also saves on electricity costs.

SERVICES

Mains electric and solar electric, mains water in and private drainage.

Council Tax: Band E

Ofcom predicted broadband services -

Standard 17 Mbps 1 Mbps

Superfast 32 Mbps 6 Mbps

Ofcom predicted mobile coverage for voice and data:

EE, Three & O2 Limited

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available March. RENT: £1700.00 pcm exclusive of all other charges. Pets considered. DEPOSIT: £1961.00 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.

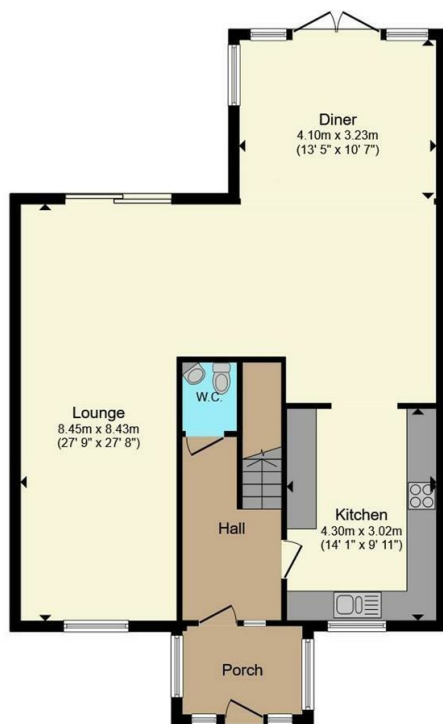
HOLDING DEPOSIT & TENANT FEES

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.

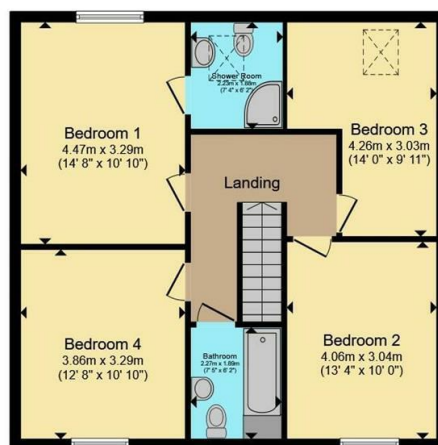
TENANT PROTECTION

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.





Ground Floor



First Floor

Total floor area 160.4 m² (1,727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



61 Lemon Street, Truro, TR1 2PE
01872 266720
rentals.truro@stags.co.uk



@StagsProperty



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		