



18 Pengelly Way, Threemilestone, Truro, Cornwall TR3 6DP

Beautiful three bedroom, semi-detached bungalow situated in Threemilestone. Benefitting from front and rear gardens, two allocated parking spaces and located just a short drive from Truro this property is not to be missed.

Falmouth - 7 miles Truro - 3 miles Redruth - 8 miles

• Available Now • Three Bedrooms • Parking for Two Vehicles • Front & Rear Gardens • Primary School Near By • Close to A30 • Pets Considered Terms Apply • 12 Months Plus • Council Tax – Band C • EPC – D

£1,300 Per Calendar Month

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

Situation

Beautiful three bedroom, semi-detached bungalow situated in Threemilestone. Benefitting from front and rear gardens, two allocated parking spaces and located just a short drive from Truro this property is not to be missed.

Hallway

Front door into hallway, electric radiator, LVT flooring, sun light, doors leading to all bedrooms, lounge, kitchen and bathroom.

Lounge

Electric radiator, LVT flooring, large window to front aspect, shelves, door leading to hallway

Kitchen

LVT flooring, window to front aspect, range of eye and base level units with space for fridge/freezer, washing machine and tumble dryer. Electric hob, electric oven, integrated sink, door to hallway

Bathroom

Lino flooring, window to side aspect, heated towel rail, bath with shower over, wc, wash hand basin, cupboard, extractor fan

Bedroom One

Large double bedroom with LVT flooring, window to rear aspect, electric radiator, door to hallway

Bedroom Two

Spacious double bedroom with LVT flooring, window to rear aspect, electric radiator, door to hallway

Bedroom Three

Large single bedroom with LVT flooring, window to side aspect, electric radiator, door to hallway

Outside

Front garden is mainly laid to lawn with path to front door which is located to the side of the property. Two allocated parking spaces to the front. Rear garden accessed via side gate, mainly laid to lawn with shed included but not maintained by Landlord.

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.

Lettings

The property is available to let on a assured shorthold tenancy for 12 months plus, furnished and is available NOW. RENT: £1300pcm exclusive of all other charges. Pet considered with additional charge. DEPOSIT:

£1500.00 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.

Services

Mains electric, water and drainage.

Council tax band C

EPC Band: D

Ofcom predicted broadband services - Superfast 80

Mbps 20 Mbps

Ofcom predicted mobile coverage for voice and data: EE

- Likely Three - Likely

Holding Deposit

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.





Total floor area 65.7 m² (708 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	59	86
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(49-54) E		
	(25-48) F		
	(1-24) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	