



2 Manor Farm Road, Duporth, St. Austell, Cornwall PL26
6BD

A delightfully spacious family home situated on this
popular development in Duporth.

• DETACHED FAMILY HOME • 3 BEDROOMS (1 ENSUITE) • EPC C • COUNCIL TAX
BAND D • UNFURNISHED • A PET MAY BE CONSIDERED • AVAILABLE FROM 30TH
OCT • LONG TERM LET • DEPOSIT: £1673 • TENANT FEES APPLY

£1,400 Per Calendar Month

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

SITUATION

Manor Farm Road is situated on the popular Two Coves Development in Duporth, boasting private pedestrian access to Duporth Beach and adjacent woodland. The historic port of Charlestown is about half a mile to the east, where you can enjoy a range of restaurants, public houses, gift shops and a beautiful harbour. Roughly 1.5 miles away you will find St Austell town centre, where you will find an array of amenities, including a selection of supermarkets, a cinema, high street shops, a mainline train station and much more. Further to all of this, the neighbouring village of Porthpean is home to a golf course, sailing club, and a sandy beach, should a change of scenery be desired!

KITCHEN/DINING ROOM

An impressive kitchen with a range of modern style wall and base units. From the dining area there are French doors leading to the garden. The kitchen includes a double oven, washing machine, integrated dishwasher and fridge freezer. Also there is an additional storage cupboard.

LIVING ROOM

A great size living room with French doors leading to the garden.

DOWNSTAIRS WC

WC and basin.

BEDROOM 1

Dual aspect double bedroom.

BEDROOM 2

A small double bedroom.

FAMILY BATHROOM

Bath with overhead shower, WC and basin.

MASTER BEDROOM ENSUITE

A spacious dual aspect master bedroom with built in wardrobes. The ensuite includes walk in shower, WC and basin.

SERVICES

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

OUTSIDE

A lawned garden which wraps around the rear of the property, and a patio area outside the kitchen French doors. From the garden there are steps leading to the rear parking spaces and garage. To the front of the property there is an additional lawned area.

DIRECTIONS

Proceed into St Austell. Pass Asda and at the next set of traffic lights turn right into Porthpean Road towards Duporth. Continue straight over at the roundabout and after about a further 200 yards, turn left towards Charlestown. After about 80 yards turn right into Bay View Road. Turn left onto Pagoda Drive, follow it all the way around and you will see the garage and 2 parking spaces for Number 2.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,450pcm and the deposit is £1,673 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.



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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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