



22 Townsend Street, Truro, TR1 3GL

A modern three bedroom family home located on the outskirts of the City Centre.

• Three Bedrooms • Kitchen/Diner • Lounge • Conservatory • Garage • EPC - Band C • Council Tax - Band C • Tenant Fees Apply • 12 Months Plus • Available Now

£1,350 Per Calendar Month

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

Situation

Townsend Street is on a 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 and the A30 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 fantastic shopping facilities.

Hallway

Stairs to first floor, door to lounge

Lounge

Laminate flooring, window to front aspect, radiator, door through to inner hallway

Inner Hallway

Laminate flooring, storage cupboard, door to wc, door to lounge, open plan onto kitchen

WC

Laminate flooring, low level wc, radiator, wash hand basin

Kitchen/Diner

Modern kitchen with a range of eye and base level units, integrated fridge/freezer, new oven, gas hob, extractor hood, sink, laminate flooring, tiled splash backs, triple floor to ceiling fitted storage, doors to conservatory, open plan onto inner hallway

Conservatory

Tripple aspect windows with sky-lights, electric radiator, power outlets, inset spotlights, doors to kitchen/diner, doors to garden

Bedroom One

Double room with carpeted flooring, window to front aspect, double wardrobe, radiator, door to ensuite and door to landing

Ensuite

Window to front aspect, tiled walls, laminate flooring, low level wc, wash hand basin, double shower cubicle, door to bedroom one

Bedroom Two

Double bedroom with window to rear aspect, carpeted flooring, radiator, door to landing

Bedroom Three

Single room with window to rear aspect, carpeted flooring, radiator, door to landing

Garage / Office

The garage has been sectioned off to create a home office space with window and power outlets. Garage suitable for storage

Outside

Garage (for storage), driveway parking for one vehicle, small front garden. The rear garden has a patio seating area and steps up to lawned area.

Services

Mains electric
Gas central heating
Metered water supply
EPC Band C
Council Tax Band C

Directions

From our office head to Highertown and at the top of the hill turn left into Penn An Dre. Take the first left and drive to the end of the road. Turn left and the property is the first address on the left hand side.

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1425pcm and the deposit is £1,644 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		
(81-91) B		89
(69-80) C	78	
(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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