



STAGS

Penjoly 16 Fernleigh Road, Wadebridge, PL27 7AX

Highly desirable period house within walking distance of Wadebridge town centre.

• Four Bedroom House • Self Contained Annexe • Walking Distance to Wadebridge Town Centre • Beautifully Presented • Furnished or Unfurnished • EPC - TBC • Council Tax - Band B (house) Band A (annexe) • Deposit - £1903 • 12 Months Plus • Tenant Fees Apply

£1,650 Per Calendar Month

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

SITUATION

The property is located in the popular Fernleigh Road within easy reach of the centre of town. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary, secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail.

Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel estuary.

Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated an Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

ENTRANCE HALL

Welcoming entrance hall with beautiful flooring, stairs to first floor, doors to lounge/diner and kitchen

LOUNGE/DINER

Bright and spacious room with bay window to front aspect, window to rear aspect, carpeted flooring, feature fireplace with woodburner, door to landing

KITCHEN/BREAKFAST ROOM

Wooden flooring, range of level units with butler sink, range style cooker, dishwasher, fridge freezer, door to landing, door to rear courtyard

LANDING

Carpeted flooring, doors to shower room, bedroom one, bedroom two, bedroom three, stairs to ground floor, stairs to second floor

BEDROOM ONE

Carpeted flooring, window to rear aspect, feature fireplace, door to ensuite bathroom, door to landing

ENSUITE BATHROOM

Wooden flooring, window to side aspect, low level wc, wash hand basin, bath, shower enclosure, door to bedroom one

BEDROOM TWO

Carpeted flooring, window to front aspect, feature fireplace, door to landing

BEDROOM THREE

Carpeted flooring, window to front aspect, door to landing

SHOWER ROOM

Laminate flooring, window to rear aspect, low level wc, ornate sink unit, double shower cubicle, door to landing

BEDROOM FOUR

Wooden flooring, window to front aspect, feature panelled wall, railing for clothes, door to second floor landing

ANNEXE

A self contained unit attached to the main house on a lower ground level accessible from the rear of the property with its own entrance. The annexe

enjoys a generous open plan lounge/kitchen dining area, double bedroom and shower room with hand basin and WC. The annexe is subject to it's own council tax which would be the responsibility of the Tenant,

OUTSIDE

A pretty building made of local stone and complimented with slated covers to the large front bay window and entrance cover to the front door. To the front of the property a small wall denoting the boundary and enclosing a small paved area.

Rear access is also granted to the annexe and the courtyard can be used for either a seating area or a parking space. Small set of steps up to the property giving access to the rear door into the kitchen.

SERVICES

Mains water, mains drainage, mains electricity, mains gas

Mobile: EE - Good indoor and outside

Broadband - Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps

DIRECTIONS

From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Take the first exit from the roundabout towards the Co-op car park and then take the first right, signposted Fernleigh Road. Continue along this road for approximately 300 metres where the property is located on the left hand side.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1650pcm and the deposit is £1,903 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		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) 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		