



13 Railway Close, Charlestown, St. Austell, Cornwall  
PL25 3AN

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A spacious and beautifully kept fully furnished  
coach house, available on a winter let basis.

Harbour 0.5 miles - Fowey 8 miles - Truro 15.5 miles

• 2 Bedroom Coach House • Winter Let • No Pets • Available  
October • Fully Furnished • Tenancy Available Until 27th March • Deposit:  
£1153.00 • Council Tax Band: B • Tenant Fees Apply

£950 Per Calendar Month

01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)

## OPEN PLAN LIVING ROOM/DINER

A large open plan living room and diner, leading to the kitchen. French doors with Juliet balcony

## KITCHEN

Open plan to the living room and diner. Generous range of units and some white goods included

## MASTER ENSUITE

Front facing bedroom with a large built in double mirrored wardrobe, with small set of drawers, king size bed & mattress and two bedside tables. ENSUITE with shower, basin and WC.

## BEDROOM 2

Front facing bedroom with twin beds, bed side table and wardrobe.

## BATHROOM

Good size family bathroom with bath, overhead shower, basin and WC

## OUTSIDE

One parking space and garage that can fit one car

## SERVICES

Gas central heating

Mains electric

Mains water

EPC C

Council tax band B

## SITUATION

Railway Close is situated near Charlestown Harbour a popular seaport with local restaurants, pubs and shops. Only a short walk away from the beautiful Cornish coast

## DIRECTIONS

From our office head towards Morlaix Avenue. At the roundabout turn left towards Trafalgar roundabout. At Trafalgar Roundabout take the second exit onto Tregolls Road. Continue on Tregolls road and at the next junction take the exit signposted Grampound, St Austell A390 and continue straight until you reach the next roundabout and then take the second exit A390. At the next roundabout take the 1st exit onto Trevanion Road A390. At Mount Charles take the third exit onto Charlestown Road and continue for about half a mile Railway Close will be signposted on the left hand side

## LETTING

This property is available to rent on a WINTER LET AGREEMENT only, fully furnished and is available until March 2026. RENT: £1000.00 pcm exclusive of all charges. DEPOSIT: £1153.00 refundable at the end of the tenancy less any agreed deductions. The Landlord will register the deposit with the DPS

## 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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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 80      | 80        |
| (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                     |         |           |