



6 Bownder Kresennik An Shoppa, Nansledan, Cornwall  
TR8 4RF

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A charming 3 bedroom family home situated on the popular Duchy development, Nansledan.

• POPULAR LOCATION • THREE BEDROOMS • PARKING & GARAGE • REAR GARDEN • FAMILY BATHROOM, WC & ENSUITE • COUNCIL TAX - C • EPC - B • 12 MONTHS PLUS • TENANT FEES APPLY

£1,350 Per Calendar Month

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

## SITUATION

Nansledan is a modern and popular Duchy development which has shops and cafes close by, situated between Newquay and Quintrell Downs. Newquay is at the forefront of the surfing community and enjoys all the trappings of a seaside town. It also boasts a local hospital and other medical facilities, a range of schools and of course good shopping.

## LIVING ROOM

A spacious living area. Radiator.

## DOWNSTAIRS WC

WC and basin. Radiator.

## KITCHEN

A well presented modern style kitchen/dining room. Plenty of wall and base units with integrated appliances, including fridge freezer, washer dryer, dishwasher, double oven and hob. Radiator.

## BEDROOM ONE

Rear facing master bedroom. Radiator.  
Ensuite includes walk in shower, WC and basin.

## BEDROOM TWO

Front facing double bedroom. Radiator.

## BEDROOM THREE

Rear facing single bedroom. Radiator.

## FAMILY BATHROOM

Bath with overhead shower, WC and basin. Heated towel rail.

## REAR GARDEN

At the rear of the property there is a generous size garden.

## Garage

## SERVICES

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

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,350pcm and the deposit is £1,557 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 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		
(92-100) 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