



STAGS

Horseshoes, 5 The Carriage House, Truro, Cornwall TR3 6AG

Well presented two bedroom, two bathroom cottage set in the heart of Killiow Estate.

Truro 4 miles Falmouth 8.5 miles

• Set within Killiow Estate • Beautiful Surroundings • Well Presented Cottage • Two Bedrooms and Two Bathrooms • Unfurnished • Large garden and Parking • Available Now • Tenant Fees Apply • Council Tax - E • EPC - E

£1,100 Per Month

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

Entrance Hall, Stairs & Landing

Wide entrance hall with access to Kitchen and Living room. Meter cupboard and ground floor cloakroom with w.c.

Living room

Lovely dual aspect lounge with high ceilings and a spacious feel. Overlooks the rear garden with French doors providing access to the rear garden. Panel heater and underfloor heating.

Kitchen/Dining room

A good size providing a good range of kitchen units with oven, hob, fridge and freezer. Dining area has fitted bench and table. French doors to garden. Underfloor heating and panel heater.

Bedroom 1

Large double bedroom with fitted bedroom furniture offering lots of storage.

En suite

Shower room with w.c and sink

Bedroom 2

Large double bedroom with views over the rear garden

Family Bathroom

Bath with shower over, w.c and sink

Outside

Large rear garden with garden shed. Laid mainly to lawn, with patio area and flower bed along the rear border. To the front of the property there is a communal courtyard shared with 4 other properties. There are two private numbered parking spaces allocated to the property to the right as you approach the complex.

Services

Mains electricity
Mains water on a meter
Council Tax band E

Mobile: EE - Good outside - Vodafone - Good outside

Standard 5 Mbps 0.7 Mbps

Ultrafast 1800 Mbps 220 Mbps

Situation

Killiw is only a few minutes drive into Truro where a full compliment of shopping facilities, schools and local amenities can be found.

Directions

From Truro take the A39 to Falmouth and turn right towards Kea. Go past Kea Church through the ford and shortly after on the left hand side you will see a lane with slate sign. Follow this lane and where the path forks take the right hand fork. Horseshoes can be found on the right.

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1200pcm and the deposit is £1384 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.

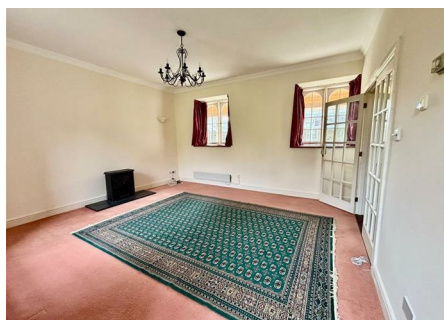
Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

Tenant Fees & Holding Deposit

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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@StagsProperty



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	83	41
EU Directive 2002/91/EC		