



**STAGS**

Landrine Bucklers Lane, St. Austell, Cornwall PL25 3JN

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Available now! Three bedroom detached house.

St Austell Town Centre and Railway Station 1.5 miles Charlestown 1 mile

• AVAILABLE JANUARY 2026 • LOUNGE/DINER • KITCHEN • 3  
BEDROOMS • OFF ROAD PARKING • GARAGE • 12 MONTHS  
PLUS • COUNCIL TAX - BAND C • EPC - BAND E • TENANT FEES APPLY

**£1,100 Per Calendar Month**

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



## SITUATION

Landrine is situated off Bucklers Lane towards the end of a no-through lane and is well positioned to access the Holmbush Inn, Tesco, Aldi, the Polkyth Leisure Centre, St Austell Railway Station, St Austell Cricket Club, Bishop Bronescombe School, Penrice Secondary School and the town centre. St Austell Railway Station is on the London Paddington line.

The historic harbour of Charlestown, with its plethora of cafes, restaurants and gift shops is only about a mile to the south.

## DESCRIPTION

To the front of the house is a stone chipped and paved seating area providing space for two vehicles. there is a step up to a front Recessed Porch with part leaded and coloured glazed front door with matching side light to the Entrance Hall with balustrade stairs off to first floor with understairs cupboard and door to the left to a spacious open-plan Sitting and Dining Room. This well-proportioned room offers a triple aspect with good sized windows and rear glazed doors to the outside affording much light, a mains gas fired heater behind, which is a back boiler serving domestic hot water and central heating, and an open hatch to the Kitchen.

The Kitchen presents a matching range of base and eye level units with timber worktops to splashback tiling and including a single drainer sink unit with vegetable bowl and mixer tap, space and plumbing for washing machine, electric fan assisted oven with four gas rings and extractor hood over and space for a freestanding refrigerator. Part glazed door leads to the rear.

On the first floor, centred around a balustrade Landing are two good sized Double Bedrooms and a small third Single Bedroom, together with a Bathroom which includes panelled bath and splashback tiling, electric shower and screen over, pedestal washbasin and wc.

Outside to the front and side of the house is a walled low maintenance garden with area of lawn and paved seating area, and to the rear a spacious level concrete area for further car parking, off which is direct access to a large Block Garage with wide electric up and over door, power and lighting and with an adjacent open fronted Block Store.

## VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 266720

## SERVICES

All mains services connected. Mains gas central heating via a back boiler.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02, and Vodafone good indoors and outdoors, Three variable indoors and good outdoors and EE good outdoors (Ofcom).

## DIRECTIONS

From the roundabout at Asda in St Austell, take the A390 up the hill towards Lostwithiel. Drive through the traffic lights and at the roundabout take the second exit towards Liskeard. At the traffic lights beside Tesco, continue straight on towards Liskeard. At the next traffic lights continue straight on, pass the Holmbush Inn and at the next traffic lights, turn left into Bucklers Lane. Ignore the turning to the right into Manfield Way, and approximately opposite the turning to the left into Stennack Road, turn right. Take the left-hand access (not the access to Buckland retirement Village Park) and follow the lane around to the left until Landrine is seen on the right-hand side.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1100pcm and the deposit is £1269 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.

## 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(27-47) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales	84	51
EU Directive 2002/91/EC		