



8 Chester Court Chester Road, Newquay, TR7 2SB

A two bedroom purpose built apartment with parking and balcony overlooking pretty communal gardens. Available now.

Truro City - 13 miles. Fistral Beach - 2.5 miles. St Austell - 15 miles.

• Top Floor • Two Bedrooms • Balcony Overlooking Gardens • Allocated Parking • Close To Beaches & Town • Deposit - £1038 • Holding Deposit - £207 • Council Tax Band B • 12 Months Plus • Small Pet Considered

£900 Per Calendar Month

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

SITUATION

The apartment lies approximately two miles from Newquay town centre. In the immediate area there are various amenities including public houses, schools and a variety of local shops including a SPAR. Newquay has a wider range of shopping, schooling and banking facilities as well as having an array of bars and restaurants. There is a well routed bus and railway service and Newquay Airport is approximately six miles distant offering domestic and international flights.

Newquay is considered to be one of Cornwall's most popular holiday destinations world renowned for the quality of its surfing beaches together with a spectacular coastline. Continuing up the north coast are a number of well known sandy beaches including those of Watergate Bay, Mawgan Porth, Trevone and Constantine.

DESCRIPTION

A two bedroom, second floor apartment featuring a pleasant balcony outside space which overlooks the attractive communal gardens with far reaching rooftop views over Newquay.

Benefits include Upvc double glazing and gas fired central heating via a combination boiler along with an allocated parking space.

OUTSIDE

Externally there are attractive communal gardens for all residents to enjoy which include colourful flower and shrub rockeries and a well stocked, ornamental fish pond plus an allocated parking space.

SERVICES

Mains gas, electricity, metred water and drainage connected. Council tax band - B. Broadband: Basic available at 17 Mbps and Superfast available at 80 Mbps (Ofcom). Mobile phone: Vodaphone, EE, O2 and Three are likely (Ofcom). Satellite and Fibre: BT and Sky likely (Ofcom).

DIRECTIONS

Proceeding along Henvy Road towards Newquay town from Nansledan and turn left into Chester road at the traffic lights. Then immediately left again into Glamis road where Chester Court can be located on the right hand side. The carpark is accessed from Glamis road.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available NOW. RENT: £900.00 pcm exclusive of all other charges. Pet considered. DEPOSIT: £1038.00 Returnable at end of tenancy subject to any 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). References required, viewings strictly through the 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.

RENTERS RIGHTS BILL

Renters' Right Act

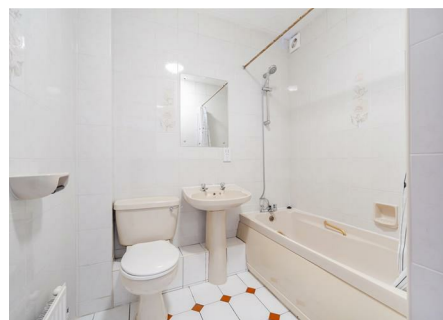
It has been confirmed that phase one of the Bill will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf



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	76	77
(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		