



23 Daniell Street, Truro, TR1 2DN

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Presented to a high standard, this 2 bedroom cottage is located close to the centre of town.

- BEAUTIFULLY PRESENTED • TERRACED • CLOSE TO CITY CENTRE • ENCLOSED REAR GARDEN • TENANT FEES APPLY

£850 Per Calendar Month

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

## LIVING ROOM

A good sized room with ornamental fireplace and open doorway to the kitchen. Stairs to the first floor

## KITCHEN

A recently refitted kitchen with some appliances. Window to the rear, leads to rear hall. Storage cupboard.

## G/F BATHROOM

Bath, w.c and basin. Window

## BEDROOM 1

Double bedroom with window and radiator

## BEDROOM 2 & ENSUITE

Double bedroom with window and radiator. Shower, w.c and basin.

## OUTSIDE

To the rear is an enclosed garden laid as patio with a garden shed.

## SERVICES

Mains water and drainage  
Mains gas (PAYG meter)  
Mains electricity (PAYG meter)  
Council Tax Band B

## SITUATION

Daniell Street is less than a quarter of a mile into the city centre where good public transport links are readily available. Truro offers the full range of schools, hospitals/medical facilities, entertainment and shopping as expected from the capital of Cornwall.

## DIRECTIONS

From our office proceed up Lemon Street and turn right onto Daniell Street. The property can be found along on the left hand side.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £850pcm and the deposit is £923 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.

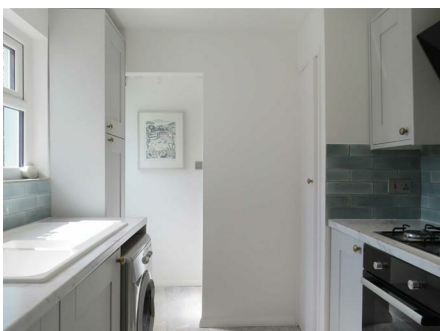
Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

## HOLDING DEPOSIT AND 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92+ (A+)	A		89
81-91	B		
69-80	C	68	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
The less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	