



Lower Gadles Burnthouse, St. Gluvias, Penryn, Cornwall  
TR10 9AS

Stunning home in a rural setting with optional furnishings. Available early March.

Penryn 2.9 miles; Redruth 5.3 miles; Falmouth 5.5 miles.

- Four Bedrooms
- Four Reception Rooms
- Furnishing Optional
- Parking for Four Cars
- Family Bathroom & Ensuite
- Available Early March
- Deposit - £2884
- Council Tax - Band D
- Pets Considered (Terms Apply)
- 12 Months Plus

£2,500 Per Calendar Month

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

### Dining Room

Wood flooring, radiator, skimmed walls, feature fireplace, beams, stairs to first floor

### Lounge

Spacious room with carpeted flooring, radiators, dual aspect windows, woodburning stove,

### Kitchen

Range of eye and base level units, LVT flooring, two windows, door to garden, range cooker, electric oven, ceramic hob, optional American style fridge/freezer and dishwasher, open plan onto conservatory

### Utility Room

Low level wc, wash hand basin, washing machine and tumble dryer

### Conservatory

Triple aspect windows with views of the beautiful gardens, radiator, power, doors to garden,

### Snug

Wood flooring, window, skimmed walls, beams, radiator

### Landing

### Bedroom One

Double room with carpeted flooring, radiator, dual aspect windows, radiator, wardrobes, door to landing and door to ensuite

### Ensuite Shower Room

LVT flooring, window, shower cubicle, mirror, low level wc, wash hand basin, heated towel rail

### Bedroom Two

Double room with carpeted flooring, radiator, dual aspect windows, door to landing

### Bedroom Three

Double room with carpeted flooring, radiator, window, door to landing

### Bedroom Four

Double room with carpeted flooring, radiator, window, door to landing

### Bathroom

Tiled flooring, low level wc, wash hand basin, rolltop bath, corner shower cubicle, door to landing

### Outside

Outside, the rear garden with its well-maintained lawn and shrubbery with the side garden offering a sheltered patio. Driveway parking for four cars.

### Situation

Close to local amenities whilst offering peace and serenity.



## Services

Gas central heating  
Mains electricity  
Mains water  
Council Tax - Band D  
Mobile phone coverage EE - good outdoor coverage (ofcom)  
Broadband - Superfast available

## Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £2,500pcm and the deposit is £2884 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.

## Renters Right Act

It has been confirmed that phase one of the act 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](http://stags.co.uk). Additional information is available on the official government website at or by copying and pasting the link below into your browser:





**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.



61 Lemon Street, Truro, TR1 2PE  
01872 266720  
rentals.truro@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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