



5 Bosigran Place, St. Austell, PL25 4GH

A modern, freehold, 3-bedroom family home located in a quiet cul-de-sac of just 7 properties, built in 2019. It features spacious open-plan living, enclosed gardens, and off-street parking, making it a highly energy-efficient property

St Austell town centre - 6 miles Duport Beach - 0.3 miles Eden Project - 2.5 miles

• Modern freehold three-bedroom family home, • Spacious open-plan lounge/kitchen/dining room, • Enclosed rear garden and off-street parking, • Highly energy-efficient and well-presented throughout, • Available from 15th July 2026 • Pets considered by negotiation • 12 months plus • Deposit £1096 • Council Tax Band B • Tenant Fees Apply

£950 Per Calendar Month

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

THE PROPERTY COMPRISES

The property is located on Bosigran Place, a short residential cul-de-sac accessed from Slades Road in the northern part of St Austell.

ENTRANCE

Welcoming entrance hall featuring attractive wood-effect laminate flooring.

LOUNGE/KITCHEN/DINER

23'3" x 18'4"

An impressive open-plan lounge/kitchen/dining room offering a bright and spacious living environment. Dual-aspect windows to the front and rear elevations flood the room with natural light, while French doors open directly onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining. The rear-facing window enjoys pleasant views over the garden.

BEDROOM 1

11'3" x 11'2"

A well-proportioned double bedroom benefiting from a peaceful rear aspect, with a uPVC window overlooking the enclosed garden and allowing for plenty of natural light

BEDROOM 2

11'6" x 11'3"

A generously sized double bedroom benefiting from a front-facing uPVC window, creating a light and airy feel throughout

BEDROOM 3

10'10" x 8'1"

A bright and adaptable bedroom, ideal as a generous single room, guest bedroom or home office, with a uPVC window overlooking the front of the property

BATHROOM

A generously proportioned bathroom fitted with a bath and overhead shower, enhanced by contemporary wood-effect vinyl flooring, creating a practical and attractive space.

OUTSIDE REAR

The property benefits from a charming enclosed rear garden, mainly laid to lawn and complemented by a patio seating area, perfect for enjoying the warmer months with family and friends

PARKING

Two allocated parking spaces to the front of the property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - GCH

Ofcom predicted broadband services - Super fast Download 95 Mbps, Upload 20 Mbps. Ultra fast Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Vodafone good

outdoor and Three good outdoor and variable in the home

Local Authority: Council tax band B

DIRECTIONS

From St Austell Leisure Centre proceed along Carlyon Road. At the roundabout take the 2nd exit on to Tremayne Road. Continue on this road then turn left on to Slades Road. Turn left on to Robartes Place the left again in to Bosigran Place

SITUATION

Bosigran Place is situated in a cul-de-sac of only 7 properties. The Lost Gardens of Heligan are only about 6.9 miles away.

The town of St Austell is about 0.5 miles away offering a wide range of shopping and recreational facilities and amenities as well as a station on the London Paddington line. The cathedral city of Truro, being the retail, cultural and commercial centre of Cornwall is about 15 miles to the west.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS - PETS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £950 pcm exclusive of all charges.

DEPOSIT: £1096 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). A minimum annual gross household income of £28,500 is required to be considered. References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £219.00 (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.

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.



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		
(92-101) A		94
(81-91) B	84	
(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		