



24 Navigator Way, Truro, Cornwall TR1 3GE

Beautiful family home on this popular development close to the City Centre

Truro - 2 miles Falmouth - 12 miles Redruth - 10 miles

• Popular Development • Three Bedrooms • Parking and Garden • Long term let • Close to Town Centre • Available April • Tenant Fees Apply • EPC - B • Council Tax - Band C • Deposit - £1552

£1,250 Per Calendar Month

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

ENTRANCE HALL

Doors to the kitchen, living room and cloakroom, with access to the under stairs cupboard

KITCHEN

White fitted kitchen units with built in oven, hob and extractor. Space for further appliances. Window to the front.

LIVING ROOM

A generous living space with patio doors to the rear garden. Radiator

CLOAKROOM

Ground floor with w.c and sink

MASTER SUITE

Double bedroom at the rear of the property with window and radiator. En suite shower room has a shower unit, w.c & sink.

BEDROOM 2

Double bedroom to the property of the property with window and radiator

BEDROOM 3

Single bedroom to the front of the property with window and radiator

BATHROOM

Bath, w.c, and sink.

OUTSIDE

To the front of the property is a drive for two vehicles and a side path leading to the rear. The back garden is partially laid to lawn with a patio and a shed included.

SERVICES

Mains electric

GCH

Metered water supply

EPC Band B

Council Tax Band C

Ofcom predicted broadband services -

Superfast 80 Mbps 20 Mbps

Ultrafast 1800 Mbps 220Mbps

Ofcom predicted mobile coverage for voice and data indoor:

EE, Three & O2, Vodafone Limited

SITUATION

Navigator Way is on a fairly new development at the top of Hightown on the former Richard Lander site which is only a short distance away from the main city of Truro. Locals schools, medical facilities and other amenities are all within easy reach and the A30 a short drive away. Ideal for those not wanting to live in the centre of the city but want to be within easy reach. Truro being the capital of Cornwall is renowned for it's beautiful cathedral and good shopping facilities.

DIRECTIONS

From our office proceed up Lemon Street and onto Falmouth Road. At the roundabout turn right and drive through the next roundabout (past Sainsburys). Follow this road up the hill and at the top turn left where signposted Penn an Dre. Navigator Way can be found along on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available April. RENT: £1250.00 pcm exclusive of all other charges. DEPOSIT: £1442.00 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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	83	
(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		