



29 Roseland Gardens, Veryan, Truro, Cornwall TR2 5QR

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A beautifully presented detached bungalow in the highly sought after and desirable village location of Veryan.

St Mawes 7 miles, Truro 12 miles, Tregony 4 miles.

- DESIRABLE LOCATION
- 3 BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- AVAILABLE MARCH
- LONG LET
- CELLAR
- EPC E
- COUNCIL TAX BAND D
- DEPOSIT: £1380
- TENANT FEES APPLY

**£1,250 Per Calendar Month**

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

## LIVING ROOM/DINING AREA

A large open plan living room and dining area. In the living room there is an open fireplace. From the dining area there is a door which leads to the kitchen and from the living room there is a door which leads to the bedrooms.

## KITCHEN

A great range of wall and base units. White goods and oven are not included. Back door leads to the rear garden.

## BEDROOM 1

A single bedroom with a built in double wardrobe.

## BEDROOM 2

An impressive master bedroom with built in double wardrobe. Far reaching countryside views.

## BEDROOM 3

A great size double bedroom with built in double wardrobe. Far reaching countryside views.

## FAMILY BATHROOM

Bath with overhead shower, WC and basin.

## OUTSIDE

Situated on a large plot which offers plenty of outside space wrapping around the front, side and rear of the property. Single garage and driveway parking.

## SITUATION

Situated in the sought after and desirable village of Veryan on the Roseland - an area that enjoys the best of both countryside and waterside. The main city of Truro is approximately 12 miles away where there is a wide range of shops and supermarkets, eating houses and entertainment, schooling and medical facilities.

## SERVICES

The property benefits from mains electric and water, drainage. Council Tax Band D. EPC E.

Superfast Broadband Available (Ofcom)

EE signal Likely (Ofcom)

## DIRECTIONS

From our office head towards Morlaix Avenue and at Trafalgar Roundabout take the second exit onto Tregolls Road, continue for

just over 5 miles and at the signpost for Veryan, turn right and follow the road. Continue for about 2 miles and then turn left where it is signposted Veryan. Follow the road through two bends until you reach Green Lane. Follow down through the village, once you pass the New Inn pub on your left you will go slightly up a hill, turn right on to Elerkey Lane, and then the first left on to Roseland Gardens. Turn left again and follow the road to the end when you will be face directly in front of the property.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,250pcm and the deposit is £1,442 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.



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 |
| Very energy efficient - lower running costs<br>(92 plus) A | 85      |
| (81-91) B  |         |
| (69-80) C  |         |
| (55-68) D  |         |
| (39-54) E  | 43      |
| (21-38) F  |         |
| (1-20) G   |         |
| Not energy efficient - higher running costs                |         |
| England & Wales  |         |
| EU Directive 2002/91/EC                                    |         |