



4 Atlantic Watch Sunny Corner Lane, Sennen, Penzance,
TR19 7AX

***PHOTOS ARE OF THE FINISHED NEIGHBOURING PROPERTY* 4 Atlantic Reach has some minor differences and works to be complete* A brand new, detached 4 bedroom home with sea views, built to a high standard of quality, located in the stunning coastal village of Sennen.**

Village location Land's End 2 miles Penzance 8 miles

- Available April
- Open plan kitchen/dining area
- 12 Months Plus
- Master bedroom with ensuite
- Sea views
- Council tax band TBC
- EPC rating B
- Pets Considered (Terms Apply)
- Holding Deposit - £576 - Deposit £2884
- Tenant Fees Apply

£2,500 Per Calendar Month

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SITUATION

Atlantic Watch is a four bedroom detached home located in the stunning coastal location of Sennen, just a short walk to Sennen Beach and only 2 miles from Lands' End, the most south-westerly point in Britain which offers views of the Isles of Scilly on a clear day.

Sennen is famous for its stunning beach and cove, which is a prime spot for surfing and swimming, with a charming harbour and coastal walks.

Sennen Cove and Sennen village offer a range of local facilities including a primary school, shops, restaurants and public houses whilst the market town of Penzance is approximately 9 miles to the east. This is now the main commercial centre for the Penwith Peninsula and also has a mainline railway station linking with London Paddington, together with a selection of large supermarkets.

DESCRIPTION

The ground floor offers a well-designed and highly functional layout, featuring a convenient downstairs WC and a separate laundry room. At the heart of the home is a generously sized open-plan kitchen and dining area, ideal for modern family living and entertaining. From here, bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living while enjoying beautiful sea views. The kitchen also benefits from integrated AEG and Bosch appliances. In addition, there is a separate lounge.

The first floor is centred around a large and light filled landing that enhances the feeling of openness throughout. There are four generously sized bedrooms including a impressive master bedroom complete with an ensuite and balcony with stunning sea views. The remaining three bedrooms are served by a modern family bathroom offering comfort and practicality for family and guests.

OUTSIDE

This home benefits from driveway parking for at least 2 cars and a small private garden, complemented by the boundary walls made from locally sourced granite.

SERVICES

Mains electric and water
Shared private sewage treatment plant
Air Source Heat Pump with underfloor heating
Broadband speed up to 900 Mbps. Mobile coverage from EE, O2, three and Vodaphone likely.

AGENT NOTES

Wiring for outside EV charging point should a Tenant wish to have this installed.

The photos are from the property opposite. The main difference in this property compared to what the photos show is the kitchen island faces a different direction and the rear garden is smaller.

This property is offered unfurnished.

DIRECTIONS

Staying on the A30, follow signs for Lands End towards Sennen. As you enter Sennen, you will see a bus stop on your

right, take the first right after, named Sunny Corner Lane. Continue along the road for a couple of minutes until you reach the walled entrance to Atlantic Watch on your right.

What3words: ///giggled.wades.throwaway

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available NOW. RENT: £2500.00 pcm exclusive of all other charges. Pet considered. DEPOSIT: £2884.00 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.

RENTERS RIGHTS BILL

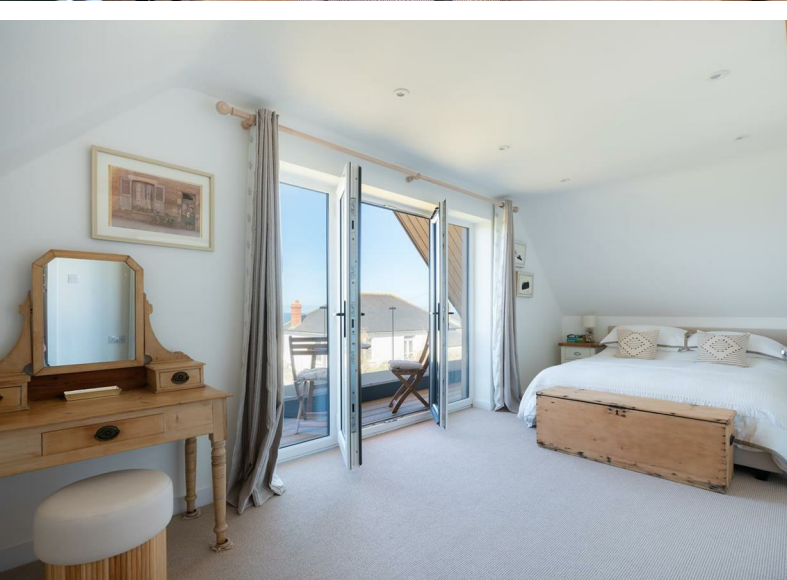
Renters' Right Act

It has been confirmed that phase one of the Bill 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf





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 plus) A		91
(81-91)	B	83	
(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	