



Sea Pink Cottage , 4 Bownder Bors, Newquay, TR7 1GJ

Short Term Winter Let - Available Until End of May

Newquay Town - 2 miles.. St Agnes - 12 miles. Truro - 13 miles.

• Three Bedrooms • Winter Let • Available Until 31st May • Beautifully Presented • Garage & Off Street Parking • Available End Dec • Furnished • Deposit - £1384 • Council Tax Band C • Tenant Fees Apply

£1,200 Per Calendar Month

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

SITUATION

Situated within this highly regarded Prince Charles Duchy of Cornwall development in Newquay with the town centre, Fistral beach and the river Gannel estuary all within half a mile. The property is located just a brisk stroll to the stunning coast, rural footpaths and town centre.

DESCRIPTION

Affectionately known as 'Sea Pink Cottage' this well presented modern three bedroom mid terrace property, with living room, modern fitted kitchen/dining room, ground floor cloakroom/ w.c, family bathroom, double glazing and gas central heating.

Available as a short term winter let, Sea Pink Cottage will make the ideal temporary accommodation.

OUTSIDE

Outside the property benefits from a beautifully landscaped enclosed rear garden, sun patio and garage. To the front the property boasts a wonderful open aspect over looking a communal green space.

SERVICES

Mains electricity, gas, water and drainage. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

DIRECTIONS

Proceeding along Gannel Road, Newquay towards Pentire from Trevemper, take the turning on the right into Tregunnel Hill. At the pay and display car park turn left into the development and continue into Stret Caradoc and then left into Stret Constantine where you will find the green open space previously referred to. The

property can be identified as number 4 and by its distinctive pink colour overlooking this wonderful space.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1200pcm and the deposit is £1384 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.

Viewings strictly by appointment with Stags as Landlords 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		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