



1 St. Saviours Terrace, Polruan, Fowey, Cornwall PL23
1PZ

A semi detached coastal cottage with fabulous
views over the village and estuary beyond.

Harbour 0.4 miles - A38 13.6 miles - Plymouth 35.7 miles

• 3 Bedrooms • Fantastic Waterside Views • Garden & Summer House • Off
Road Parking • Available February • Pet Considered (terms apply) • Long
term let • Deposit: £1557.00 • Council Tax band: TBC • Tenant Fees Apply

£1,350 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front door leading into the entrance porch, with further door leading into the:

DINING ROOM

Window to the front, radiator, stairs to first floor, door to:

KITCHEN

Range of base units with work surfaces and tiled splash back. Electric cooker with extractor hood over, space for slimline dishwasher, windows to the rear, door to utility porch with space for appliances and access to the garden.

BEDROOM 1

Double room, window to the front, radiator.

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with mixer shower. Tiled flooring.

FIRST FLOOR

SITTING ROOM

Windows to the front with views out over the village and estuary, radiators, ornate fireplace (not in use).

BEDROOM 3

Single room, windows to the rear, cupboard.

BATHROOM

White suite comprising WC, wash hand basin and bath with shower attachment. Obscured window to the rear, built in cupboard housing hot water cylinder, part tiled walls, ladder style heated towel rail.

BEDROOM 2

Double room, radiator, built in cupboard, windows to the front with views out over the village and estuary.

OUTSIDE

To the front the property benefits from off road parking with the front garden boasting a variety of mature shrubs.

Access down the side of the property leads to the rear garden which is laid with gravel and accommodates a timber shed, providing useful outside storage, there is a right of access across to the neighbouring property.

Steps from the front also lead up to a summer house with power and light, which enjoys an elevated position above the main house with an area suitable for al fresco dining and enjoying the fabulous views the property has to offer.

SERVICES

Mains electricity, water and drainage.

O.F.C.H.

Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE-Limited. O2, Three & Vodafone- Variable. External - EE, Three, O2 & Vodafone- Good.

Please note the agents have not inspected or tested these services

SITUATION

The property enjoys an elevated position within the coastal village of Polruan, to the east side of the Fowey estuary on the beautiful South East Cornwall Heritage coastline. This charming and relaxed village remains untroubled by the frenetic bustle of its neighbour, Fowey, which is linked by a regular ferry service. The waters of the estuary are renowned with deep-water moorings and some of the finest sailing waters in the country. Close to the property is access

to the South West Coast Path with beautiful unspoilt walks along the coastline in both directions. The village enjoys a strong community spirit, two public houses, local shop, village primary school and post office.

DIRECTIONS

From Polruan Hill Car Park, walk out of the entrance to the car park and on the other side of the road you will see a pedestrian pathway leading down the hill. Follow the path and the property is the first on your left as you reach the end of the path.

What3words.com: ///tungsten.ventures.presses

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished or part furnished and is available February. RENT: £1350.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1375.00 pcm. DEPOSIT: £1557.00 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 & 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 ACT

It has been confirmed that phase one of the act 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/6915beb8bc34c86ce4e6e7_roadmap.pdf

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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