



14 Edgcumbe Green, St Austell, Cornwall PL25 5EF

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A spacious family home with delightful countryside views from the rear garden.

• FAMILY HOME • 3/4 BEDROOMS • GARAGE • PETS  
CONSIDERED • COUNTRYSIDE VIEWS • AVAILABLE EARLY FEBRUARY • 12 MONTH  
LET PLUS • DEPOSIT £1380.00 • COUNCIL TAX BAND C • TENANT FEES APPLY

£1,300 Per Calendar Month

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



## LIVING ROOM

Bay window to the front. A spacious living area which leads to the conservatory. Radiator.

## KITCHEN

A range of base units and integrated appliances including fridge freezer, microwave, washing machine and dishwasher. The range will also be included, the oven is electric and the hob is gas. The wooden kitchen island can be left upon request.

## CONSERVATORY/DINING ROOM

Triple aspect windows. Radiator.

## DOWNSTAIRS WC

WC and basin.

## DOWNSTAIRS BEDROOM 4/STUDY

Just off the living room. Large single/small double room

## BEDROOM ONE

Rear facing double bedroom with built in wardrobe. Radiator.

## BEDROOM TWO

Rear facing large double bedroom with built in wardrobe. Radiator.

## BEDROOM THREE

Front facing large double bedroom with built in double wardrobes. Radiator.

## FAMILY BATHROOM

Bath and overhead electric shower, WC, basin and vanity unit. Radiator.

## OUTSIDE

To the front of the property is a single garage and driveway for two cars. To the left of the property is a generous sized garden with picturesque countryside views.

## SERVICES

Gas central heating  
Mains electricity  
Mains water and drainage  
EPC D  
Council Tax band C

## SITUATION

Edgumbe Green is conveniently situated for the local schools and beaches. Duporth Beach is around 3 miles and Carlyon Bay is around 4 miles. St Austell town centre is only about a mile and offers a range of shops and educational and recreational facilities and there is a station on the London Paddington line. Around 2 miles away is Charlestown Harbour

which offers a great range of restaurants, coffee shops and beautiful sights. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 15 miles to the south-west.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,300pcm and the deposit is £1,500 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	67	81
EU Directive 2002/91/EC		