

STAGS

1 Merchants Quarter Charlestown Road, Charlestown, St. Austell, Cornwall PL25 3FA

A contemporary end terrace single storey residence set within a private courtyard in the ever popular village of Charlestown

Charlestown Harbour 350 yards St Austell 1.5 miles Truro 15 miles

• Beautifully presented two-bedroom property • Spacious double-aspect open-plan kitchen, dining and living room • Two double bedrooms, including a principal bedroom with ensuite bathroom • Unfurnished • Available from the end of October • Pets considered by negotiation • 12 months plus • Deposit £1384 • Council Tax Band A • Tenant Fees Apply

£1,200 Per Calendar Month

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

THE PROPERTY COMPRISES
A beautifully presented two-bedroom property in the sought-after coastal village of Charlestown, offering stylish open-plan living, a private suntrap courtyard and allocated parking. The property also benefits from two bathrooms, contemporary kitchen fittings and secure gated access.

ENTRANCE
The property is entered through a welcoming entrance leading into a small hallway, with useful storage cupboard and doors opening into the spacious open-plan kitchen, dining and living area.

LOUNGE/KITCHEN/DINING ROOM 19'1" x 17'8"
A bright and beautifully presented double-aspect open-plan kitchen, dining and living space, featuring engineered wood flooring and an attractive contemporary finish. The room provides a versatile space for both relaxing and entertaining, with direct access to the private suntrap courtyard.

BEDROOM 1 19'1" x 8'3"
A well-proportioned double bedroom offering a comfortable and peaceful space, with the added benefit of a stylish en-suite bathroom. The room is well presented with a contemporary finish and provides a pleasant outlook.

EN-SUITE SHOWER ROOM
A fully tiled ensuite Bathroom with modern bath with shower and screen over, suspended contemporary wash basin, wc and chrome heated towel radiator, wall mirror with lighting and shaver point.

BEDROOM 2 15'8" x 8'0"
A generously proportioned double bedroom, beautifully presented with a bright and welcoming feel. Offering ample space for bedroom furniture, it provides a comfortable and versatile room suitable for a range of furnishings and styles.

SHOWER ROOM
A stylish, fully tiled shower room fitted with a contemporary rainfall shower, suspended wash basin and WC. The room is finished with a wall-mounted mirror and heated towel rail, creating a modern and practical space for everyday use.

COURTYARD
“The property enjoys a private, suntrap courtyard, with the accommodation thoughtfully arranged around this attractive outdoor space.”

OUTSIDE
There is a communal courtyard surrounding the properties, accessed through the electric gate

PARKING
The property benefits from a dedicated allocated parking space, with secure electric gated access to the communal courtyard. Additional parking is on Charlestown road.

SERVICES
Electric - mains connected
Drainage - mains connected
Water - mains connected.
Underfloor heating.
Council Tax band: A
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE - good outdoor, variable in home. O2 and three - good outdoor. Vodafone - variable outdoor

DIRECTIONS
From St Austell head towards Charlestown, ignore the turning to the left into Church Road towards Carlyon Bay and the entrance to 1 Merchants Quarter is on the right-hand side after about a further 125 yards, where the street widens and adjacent to a tucked back no through road signed to Eleven Doors. (For the purposes of viewing, we recommend parking on the public road and walking into the courtyard. The electric gate will open on pressing the enter button and automatically close after walking in. 1 Merchants Quarter is in the north-western corner of the courtyard).

SITUATION
1 Merchants Quarter is situated within a gated and private courtyard surrounded by similar residences in popular Charlestown.

There are a number of local beaches around St Austell Bay and at Carlyon Bay there is a cliff-top 18-hole golf course. Slightly further afield are picturesque coves and harbour villages, together with the captivating scenery of the Roseland Peninsula. For the sailing enthusiast there are clubs at Porthpean, Pentewan and Fowey.

There is a railway station on the London Paddington line at St Austell and on the north coast is Newquay Airport with a number of scheduled domestic and international flights.

RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

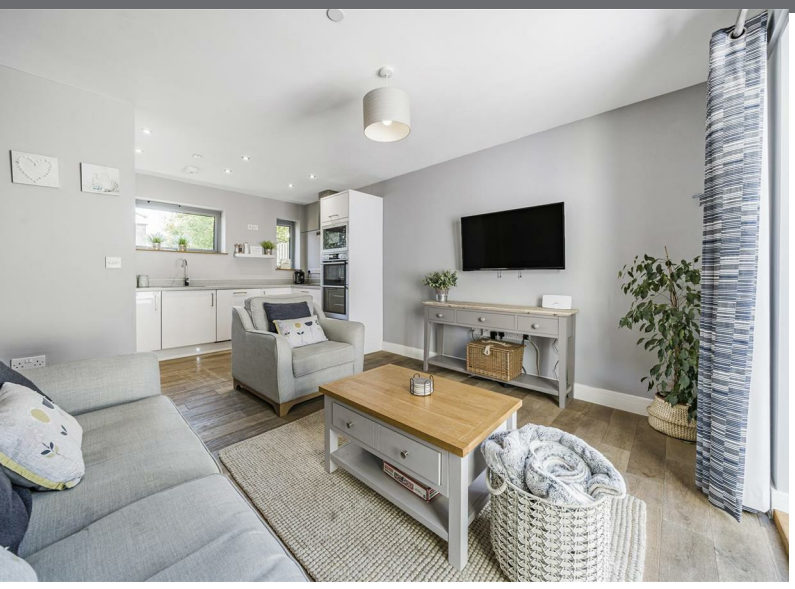
LETTINGS - PETS
The property is available to let on an assured periodic tenancy, unfurnished and is available from the end of October.. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £36,000 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

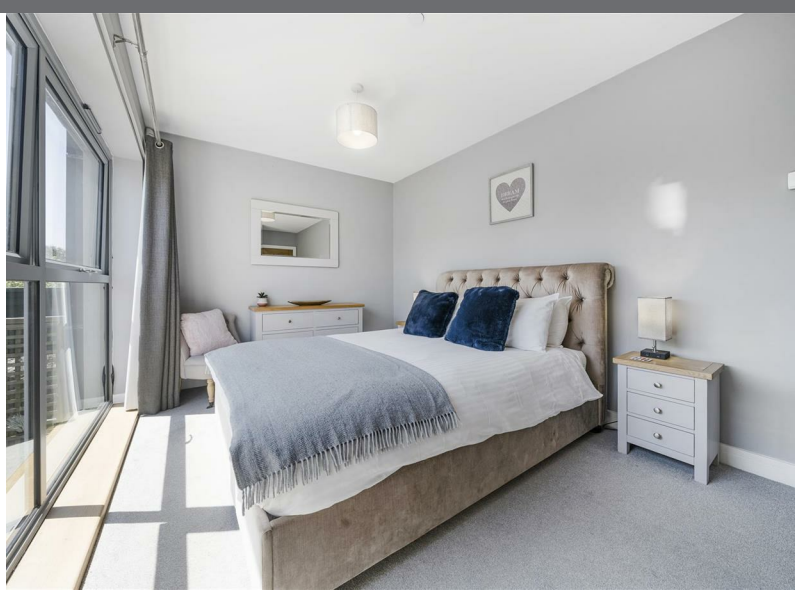
TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month’s rent and deposit.
The Holding Deposit of £276.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, 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.

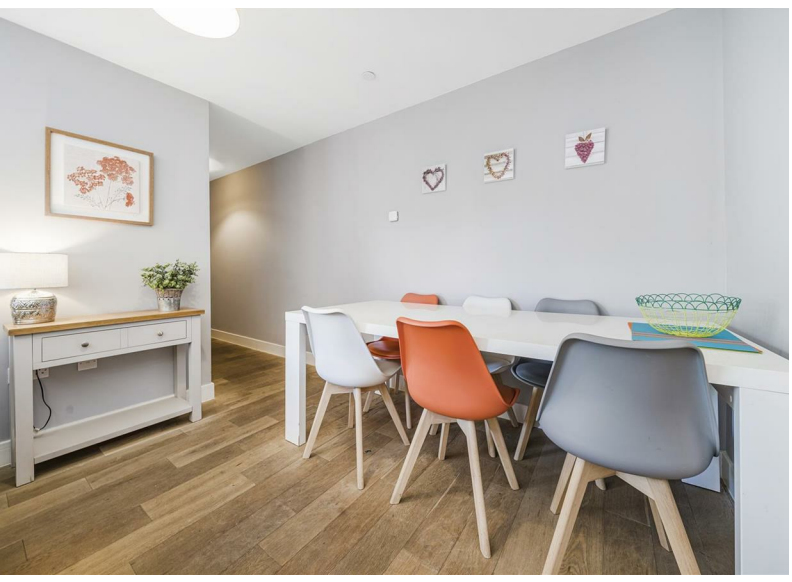
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENTS NOTE
The patio between the house and the front wall is communal.



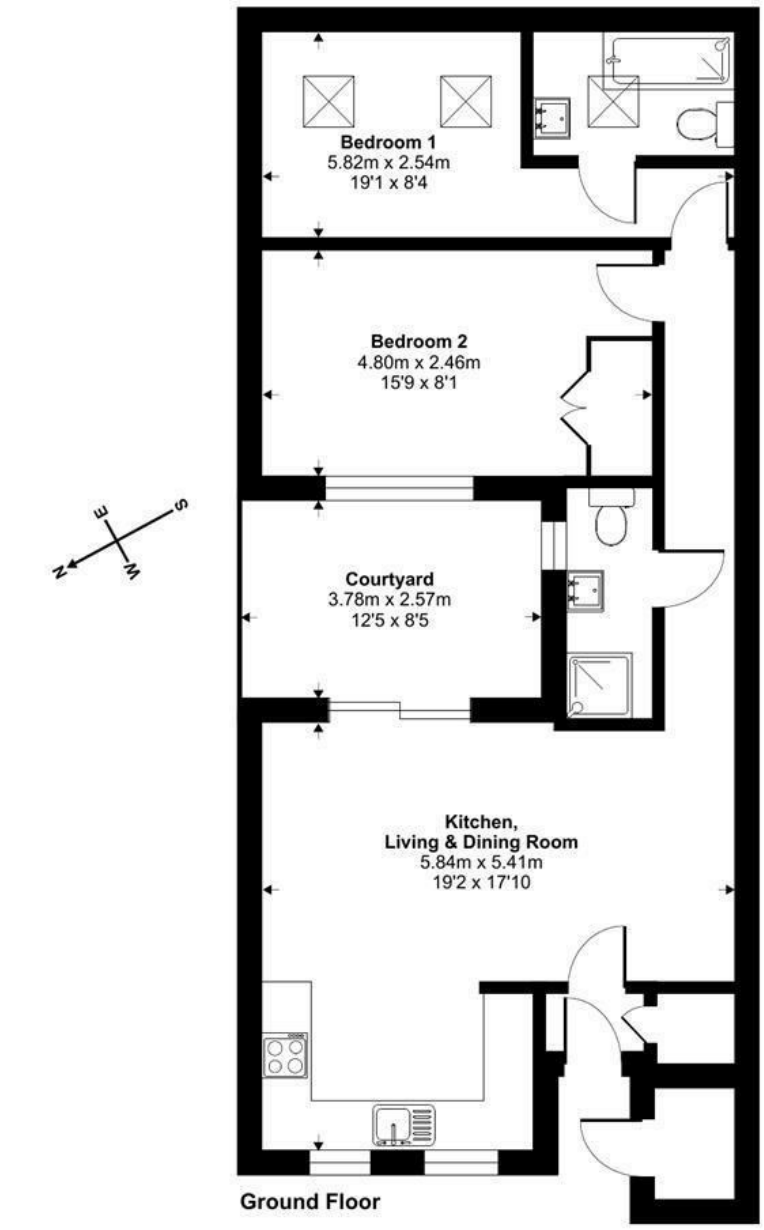








Approximate Area = 714 sq ft / 66.3 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 728 sq ft / 67.6 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 989684

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.

STAGS

61 Lemon Street, Truro, TR1 2PE
01872 266720
rentals.truro@stags.co.uk

@StagsProperty

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