



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

A contemporary end terrace single storey residence
set within a private courtyard in popular Charlestown

Charlestown Harbour 350 yards St Austell 1.5 miles Truro 15 miles

• 2 BEDROOMS • UNFURNISHED • AVAILABLE APRIL • 12 MONTH
LET • SMALL PET CONSIDERED TERMS APPLY • DEPOSIT: £1384.00 • EPC
B • COUNCIL TAX BAND A • TENANT FEES APPLY

£1,200 Per Calendar Month

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

DESCRIPTION

Well-presented to the market, 1 Merchants Quarter offers beautifully-appointed accommodation.

The accommodation is delightfully presented to the market and includes a small Hall off which is a Storage Cupboard and which opens to a double aspect open-plan Kitchen, Dining and Living Room with engineered wood flooring and from which there is access to a private suntrap Courtyard which the accommodation of the property wraps around.

The Kitchen includes a modern range of matching base and eye level units with composite worktops to upstands, undermounted stainless steel sink unit with mixer tap, integral dishwasher, built-in fan assisted oven, separate oven and grill, 4 ring induction hob with extractor hood over, a wine cooler and integral refrigerator/freezer.

Off the Inner Hall are doors to two Double Bedrooms - one with 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. An additional fully tiled Shower Room with rainfall shower head, suspended contemporary wash basin, wall mirror, wc and chrome heated towel rail.

Outside there is a dedicated car parking space and access to and from the communal courtyard is via an electric gate.

SITUATION

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

Charlestown is renowned for its Georgian Harbour built by local landowner, Charles Rashleigh, and is today home to a number of tall ships that moor there. Within the village are inns, restaurants and of course the south-west coast footpath.

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.

DIRECTIONS

From St Austell drive down the road 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).

SERVICES

Mains water, drainage, electricity & gas. Underfloor heating. Council Tax band: A

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE & Three- Likely. O2 & Vodafone- Likely - EE, Three, O2 & Vodafone- Likely.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,200pcm and the deposit is £1,384 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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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