



High Park , Prospidnick, Helston, TR13 0RY

Newly Refurbished Five Bedroom Family Home

• Sea Views • Rolling Countryside • Five Bedrooms • Beautiful Living Accommodation • Furnished or Unfurnished • Holding Deposit - £634 • Deposit - £3173 • Council Tax - D • 12 Months Plus • Tenant Fees Apply

£2,750 Per Calendar Month

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

Situation

A large, five double bedroomed, four bath/shower roomed, detached family house, occupying generous, well stocked gardens commanding expansive views over miles of countryside and distant sea views. The property has recently been refurbished and is available on a furnished or unfurnished basis.

Utility Room

Side access door into the utility room which offers a range of eye and base level units, space for washing machine and tumble dryer, sink, doors to lounge/diner, downstairs wc, bedroom one and outside

Lounge/Diner/Kitchen

Lounge

LVT flooring, inset spotlights, feature stone wall, open plan onto dining area, stairs to first floor

Dining Area

LVT flooring, space for large dining table, sliding patio doors with stunning countryside views, open plan onto kitchen

Kitchen

LVT flooring, range of eye and base level units, double oven, hob, integrated fridge/freezer and dishwasher, sink, island, open plan onto dining area

Downstairs WC

LVT flooring, inset spotlights, low level wc, wash hand basin

Bedroom One

Large bedroom with window to rear aspect, built in wardrobe, door to ensuite

Ensuite Shower Room

Low level wc, wash hand basin, double shower cubicle

Landing

Carpeted flooring, feature picture window to front aspect with beautiful views of the surrounding countryside and sea, doors to bedroom two, bedroom three, bedroom four, bedroom five and family bathroom.

Bedroom Two

Double bedroom with carpeted flooring and door to ensuite, built in wardrobes

Ensuite

Low level wc, wash hand basin, shower cubicle

Bedroom Three

Double bedroom with carpeted flooring, built in wardrobe and door to ensuite

Ensuite

Low level wc, wash hand basin, shower cubicle

Bedroom Five

Double bedroom with built in wardrobe and carpeted flooring

Bedroom Four

Double bedroom with carpeted flooring

Outside

Enclosed garden with beautiful views, off road parking and outdoor warm tap

Services

Mains Electric

Oil Heating

Water- Borehole

Drainage - Septic tank

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £2750pcm and the deposit is £3173 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.

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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@StagsProperty



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