



17 Castle Rise, Truro, TR1 3AA

A beautifully presented three storey, three bedroom home located within easy walking distance of Truro City Centre. This spacious property offers three generous double bedrooms, kitchen/diner, lounge, utility room and beautiful garden. Available May.

• Three Double Bedrooms • Lounge • Kitchen/Diner • Utility Room • Permit Parking • Council Tax - Band C • EPC - C • Deposit - £1788 • Pets Considered - Terms Apply • 12 Months Plus

£1,550 Per Calendar Month

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

Entrance Porch

Entrance porch with door into kitchen/dining/family room. Space for shoe rack and hooks to hang coats.

Kitchen/Diner/Family Area

Inset spotlights, range of eye and base level units, integrated fridge and dishwasher, electric oven, gas hob, gas fire, windows to front and rear aspect, doors leading to entrance porch, lounge and utility room

Lounge

Inset spotlights, window to front aspect, build in bookcase, gas fire, carpeted flooring, door leading to kitchen/dining/family room

Utility Room

Inset spotlights, worktop space, space for tumble dryer, door to rear garden, door to downstairs wc

Downstairs WC

Inset spotlights, low level wc, wash hand basin, space and plumbing for washing machine, door to utility room

Bedroom One

Inset spotlights, window to front aspect, door to landing and door to ensuite shower room

Ensuite Shower Room

Inset spotlights, tiles walls, low level wc, wash hand basin, shower cubicle, vinyl flooring, door to bedroom

Bedroom Two

Inset spotlights, window to front aspect, wooden flooring, door to landing

Family Bathroom

Inset spotlights, window to rear aspect, low level wc, wash hand basin, bath with shower over, vinyl flooring, door leading to landing

Bedroom Three

Spotlight, velux windows to front and rear aspect, carpeted flooring, door to second floor landing and ensuite wc

Bedroom Three Ensuite

Inset spotlights, vinyl flooring, low level wc, wash hand basin, door to bedroom three

Garden

Beautifully landscaped garden with area laid to lawn, patio seating areas and shed with access to alley

Letting

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available May. RENT: £1550.00 pcm exclusive of all other

charges. DEPOSIT: £1788.00 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 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.

Services

Mains gas
Mains electricity
Mains water and waste
Broadband - Superfast
Mobile network coverage - Good

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

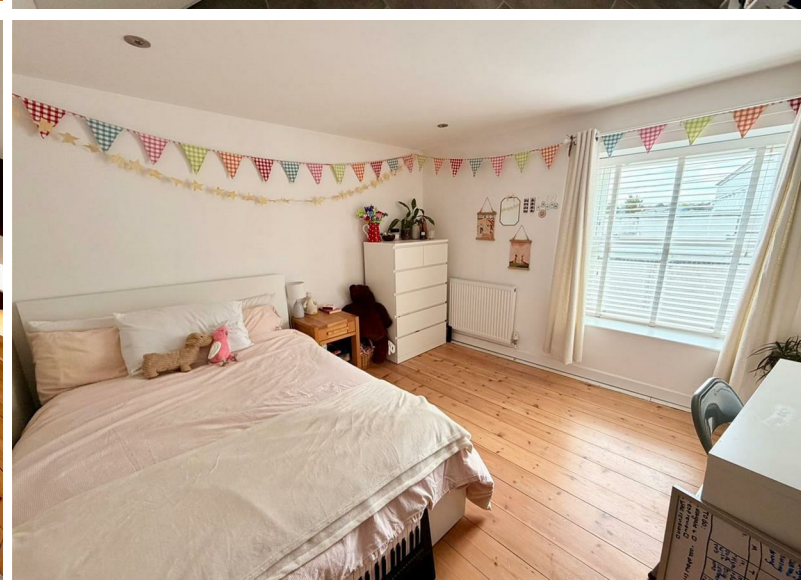
It has been confirmed that phase one of the Bill will be implemented on 1st May 2026.

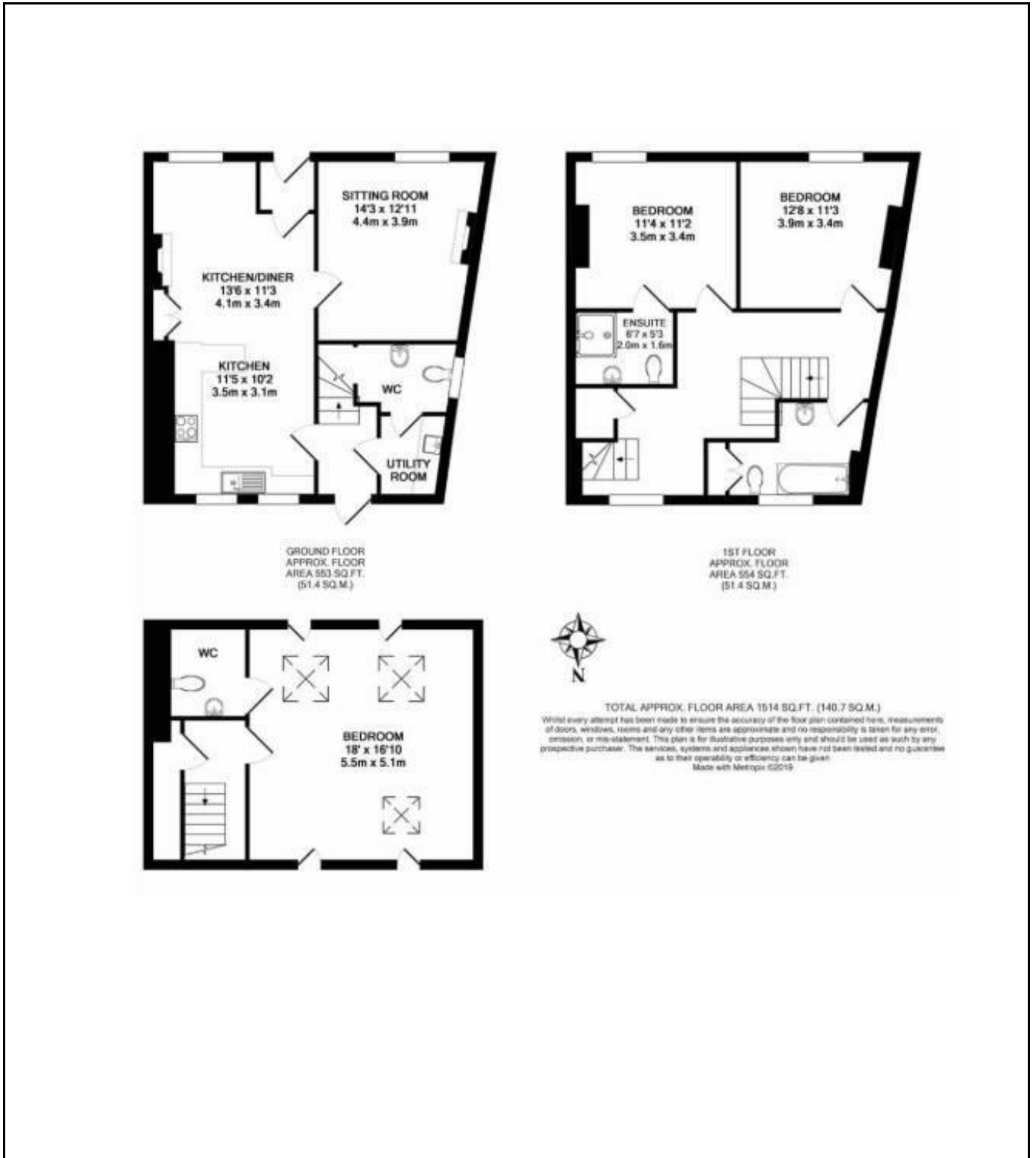
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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/6915beb8bc34c/_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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	
England & Wales		EU Directive 2002/91/EC	