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Tredrea House, Tredrea Gardens  
Perranarworthal, Truro, TR3 7QG

A most desirable detached residence in a private position -  
presented to an exemplary standard.

• Large detached residence • 4 double bedrooms • Gardener included •  
Energy efficient • Immaculately presented • Car port and parking • Avail end  
July - long let • Tenant fees apply •

**£2,250 Per calendar month**

Cornwall | Devon | Somerset | Dorset | London

### Entrance Hall

A beautifully presented and most welcoming entrance hall with doors leading to all ground floor rooms as well as the stairwell.

### Open plan living space

An impressive open plan living space with state of the art kitchen, boasting integral appliances and central breakfast island. The dining area is situated under a large atrium and coupled with many doors leading out to the rear patio, provides a lovely bright space. The living area has two walls mostly made of windows and doors - again providing light and warmth. An inset wood burning stove completes this room.

### Master suite

First floor: Very large and bright room with built in wardrobes and large en suite bath/shower room. Dual aspect. Juliet balcony overlooking the rear garden.

### Bedroom 2 and ensuite

Large double bedroom with built in wardrobes and large en suite shower room. Windows to the front.

### Bedroom 3 and ensuite

Large double bedroom with built in wardrobe and en suite shower room. Windows to the front.

### Bedroom 4/ 2nd reception

Ground floor with French doors out to the rear patio. Generous proportions. Could easily be used as a bedroom or further reception.

### Utility room

Ground floor - wall and base units with work top. Space for appliances. Doors to airing cupboard and plant room.

### Cloakroom

Ground floor with basin and w.c

### Study area/Landing

First floor open plan area with ample space for a study area or snug. Dual aspect. Radiator

### Outside

The property is accessed via a brick drive with parking for several vehicles while to one side is a double car port with lockable storage at the back. The rear garden is made up of a generous patio and lawn surrounded by mature flower beds. A wooden shed is available

### Services

Mains electricity  
Air source heating  
Rain harvester  
Metered water supply  
EPC Band B  
Council Tax Band F

### Situation

Tredrea Gardens is a private road of select properties in the much respected village of Perranarworthal. Perranarworthal is equidistant to Truro and Falmouth where both offer good shopping, schooling and medical facilities. Access to the Bissoe Trail is close by and the famous Pandora Inn at Restronguet is only a short drive away. Sailing and water





sports are also within easy reach, as are theatres and cinemas. Truro is served by a mainline railway and bus station and Newquay airport is 25 miles away.

### Directions

From our office take the A39 to Perranarworthal and turn right signposted to Bissoe and Perranwell. Take the first right into Tredrea Gardens and drive to the end of the lane. The property can be found up to your left.

### Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £2,250pcm and the deposit is £5,000 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

### Tenant fees

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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