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Residential Lettings



Homeleigh, Trewartha Veryan, Truro, TR2 5QJ

A recently refurbished and nicely positioned 3/4 bedroom detached family home.

• Beautifully presented cottage • 3/4 bedrooms • Sea views • 4 receptions • 2 bathrooms • Garage, parking and garden • Avail now on a long let • Tenant fees apply •

£1,400 per calendar month

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

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ENTRANCE HALL

Welcoming entrance hall of good proportions. Dual aspect. Radiator

KITCHEN

Generous range of wall and base units with breakfast bar and space for appliances . Door to side garden.

LIVING ROOM

A double room with 2 arches between offering a lot of space for family living. Fireplace. Stairs to first floor and door to kitchen. Under stairs cupboard. Door to front patio and side window. Radiator.

DINING ROOM

An inviting room with aga and window to the front. Door to GF shower room.

SNUG

With ornamental fireplace and stairs to bedroom 3 and door to study/bedroom 4

STUDY/BEDROOM 4

GF - a multi purpose room with window to the side and radiator

BEDROOM 3

Accessed via its own stairs into an open bedroom with sea views. Window to the front. Radiator

G/F SHOWER ROOM

Large shower enclosure, w.c, basin and heated towel rail

BEDROOM 1

Large double bedroom - dual aspect. Radiator

BEDROOM 2

A good size double bedroom with vaulted ceiling and window to the front. Radiator

BATHROOM

FF - bath with shower over, basin and w.c. Window to the front.

OUTSIDE

Generous gardens with mature trees and shrubs - laid mainly to lawn with a patio area to the front and drying area to the side. A large double garage and parking for 2-3 cars plus a greenhouse completes the outside space.

SERVICES

Mains electric
Mains water
OFCH
EPC Band E
Council Tax Band F

SITUATION

Trewartha is a hamlet on the fringes of Vryan on the Roseland - an area that enjoys the best of both countryside and waterside. The main city of Truro is approximately 12 miles away where there is a wide range of shops and supermarkets, eating houses and entertainment, schooling and medical facilities.

DIRECTIONS



From our office take the A390 towards St Austell, through Tresillian, along the Probus by pass and turn right signposted to Tregony and Veryan. Follow this road through Tregony (but don't turn into the village) and follow the sign to St Mawes - turning off to Veryan a short drive later. Drive into the village of Veryan and turn left by the New Inn pub. At the next crossroads turn left and then take the right hand lane opposite Jago Cottage. Take the next right hand lane and the cottage can be found along on your right.

LETTINGS

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,500pcm and the deposit is £1,600 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E		
21-38	F	39	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied on for any purpose

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