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Residential Lettings



Boscolla Farm Cottage, Tregavethan Truro, TR4 9EB

A well presented two bedroom detached cottage located on the outskirts of Truro.

- Detached Cottage • Winter let • Peaceful location • Well presented • Fully furnished • Available from end of Sept • Long or short let. • Tenant fees apply
- • •

£795 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

OPEN PLAN LIVING ROOM/ KITCHEN

Open plan living-room with kitchen and dining areas. TV, video, DVD player and wood-burner effect electric stove. Electric cooker, microwave, fridge/freezer, washing machine and dishwasher.

BEDROOM 1

Ground floor bedroom with twin beds.

BATHROOM

Ground floor bathroom with bath, fitted shower, WC and wash-basin.

BEDROOM 2

Double bedroom.

SHOWER ROOM

Shower-room with shower, WC and wash-basin.

OUTSIDE

A south facing garden with patio area and lawn. Parking for two cars.

SERVICES

Night storage heating

EPC Band D

Council tax band B

£40pcm for Internet & broadband

Electric billed every 3 months.

Water & drainage included in the rent.

SITUATION

A delightful cottage set amidst a small cluster of cottages and otherwise surrounded by fields. Truro is approximately 3 miles away and the A30 is less than 5 miles.

DIRECTIONS

From our office head towards Kenwyn Road continuing on to Kenwyn Lane. At the top of the hill turn left on to New Mills Lane and continue for 1.8 miles. At the junction turn right on to Coosebean Lane. The property can then be located on the left hand side.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £825pcm and the deposit is £925 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	41
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE

Tel: 01872 266720

Email: rentals.truro@stags.co.uk