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Residential Lettings



1 Dark Lane View
Tregew Road, Flushing, Falmouth, TR11 5TH

Situated in an elevated position overlooking Penryn River is this delightful 2 bedroom detached bungalow

- Detached bungalow • Stunning waterside views • 2 double bedrooms • Newly redecorated • Large storage shed • Gardens and parking • Avail now on a long let • Tenant fees apply •

£950 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE PORCH/ HALL

Entrance porch leading to the kitchen and living room

LIVING ROOM

A nicely presented room with French doors leading out to the terrace and a window to the front. NSH and wood burner.

KITCHEN/ DINING ROOM

A bright room with lovely mahogany wall and base kitchen units with built in oven and hob. Space for a dining suite. Window to the front. NSH

BEDROOM 1

Double bedroom with built in cupboards. Window to the front. NSH

BEDROOM 2

Double bedroom with built in cupboards. Window to the front. NSH

CLOAKROOM

W.C and sink

SHOWER ROOM

Double shower cubicle, w.c, sink and wall mounted cupboard

OUTSIDE

Large garden with waterside views. Sun terrace, veg plot and lawn with a range of mature trees and bushes. Large block built shed and parking for 2 vehicles

SERVICES

- Mains electricity
- Non metered water supply
- Private drainage
- Council Tax Band E
- EPC E

SITUATION

Flushing is an attractive coastal village on the south coast nestled between Falmouth and Restronguet. Falmouth is renowned for its maritime history and sailing/boating interests.

DIRECTIONS

From our office take the A39 from Truro to Falmouth, Turn left at Treluswell roundabout then left onto Church Hill, right into Bissom Hill and right into Tregew Road. Dark Lane can be found along on the right hand side as you go down the hill.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £995 pcm and the deposit is £1,095 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
49	87
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (50-60)	
D (39-49)	
E (29-38)	
F (17-28)	
G (1-16)	
Not environmentally friendly - higher CO ₂ emissions	
29	68
England & Wales	
EU Directive 2002/91/EC	



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