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Residential Lettings



50 Penweathers Close Truro, TR1 3GH

A modern and spacious 4 bed semi detached, family home located on the outskirts of the city centre.

• Modern home • 4 bedrooms • Semi detached • Enclosed garden • Pets considered • Outskirts of the city centre • Available early March • Long let • Tenant fees apply •

£1,200 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

Entrance Hall

Stairs to first floor and all g/f rooms.

Kitchen/dining room

A lovely bright and spacious room with large window overlooking the front garden. A good range of wall and base units, integral oven/hob/extractor and space for further appliances.

Living room

Generous living room with large built in cupboard, radiators, electric real effect fire and french door to the rear garden.

Cloakroom

G/F w.c, sink, radiator.

Bedroom 1

Small double bedroom with window to the front and radiator

Bedroom 2

Master bedroom with en suite shower room. Window to the front

Bedroom 3

Double bedroom with a window to the rear. Radiator

Bedroom 4

Single bedroom with window to the rear and radiator

Family bathroom

First floor. Bath, sink, w.c and radiator

Outside

Parking and garage to the right of the property and small flower bed and path to the front. At the rear is a large area of lawn (just being seeded) and a path with patio area. Outside tap and electric point.

Services

Mains electric billed quarterly

Mains gas billed quarterly

Metered water supply

EPC Band B

Council Tax TBC (anticipated at D)

Situation

Penweathers Crescent is on a brand new development at the top of Highertown on the former Richard Lander site which is only a short distance away from the main city of Truro. Locals schools, medical facilities and other amenities are all within easy reach and the A30 a short drive away. Ideal for those not wanting to live in the centre of the city but want to be within easy reach. Truro being the capital of Cornwall is renowned for its beautiful cathedral and good shopping facilities.

Directions

From our office head to Highertown and at the top of the hill turn left into Penn An Dre. Take the first left and drive to the end of the road. Turn right and the property can be found along on the right.

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,200 pcm and the deposit is



£1300 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 £180 (£150 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		94
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
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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