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Residential Lettings



Coombe House, New Portreath Road
Redruth, TR16 4HN

An excellent detached 4 bedroom residence

- SPACIOUS PROPORTIONS • 4 BEDROOMS • 2 LARGE RECEPTIONS •
- GARDEN AND PARKING • CLOSE TO THE BEACH • AVAILABLE END OF MARCH
- LONG LET • TENANT FEES APPLY • •

£1,100 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE HALL

Runs from the front to the back door, rooms leading to:-

KITCHEN/ DINING ROOM

Very nicely presented kitchen with white units and black marble effect roll work top. Cooker included

LIVING ROOM

Good sized room. Radiator. Front aspect

2ND RECEPTION/ 5TH BEDROOM

Good sized room. Radiator. Front aspect

UTILITY ROOM

Good sized utility with built in units. Possibility of some appliances.

SHOWER ROOM

Shower, w.c and sink

BATHROOM

Lovely bathroom with separate bath and shower cubicle, w.c and sink

BEDROOM 1

Double bedroom with front aspect

BEDROOM 2

Good size single bedroom with sloping ceiling and velux window

BEDROOM 3

Master bedroom - large double with front aspect

BEDROOM 4

Small double with front aspect

OUTSIDE

Large front and side garden. Parking for 4 vehicles

SERVICES

Mains water

Septic tank

Calour gas for hob and living room fire

Mains electricity

Council Tax Band C

SITUATION

New Portreath Road is close to Portreath and Porthtowan beaches and also a short drive to the A30 providing access to the main towns and their amenities. Redruth being the nearest town is approx 1-2 miles.

DIRECTIONS

From the office head on the A30 to Redruth and exit when signposted to Portreath. Take the 3rd exit off the large roundabout signposted to Portreath and proceed through North Country, down the hill to the crossroads. Turn right and a short distance along you will see the Treasure Parkon your left. Coombe House is the 2nd property on the right and directly opposite the Pearl Centre

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



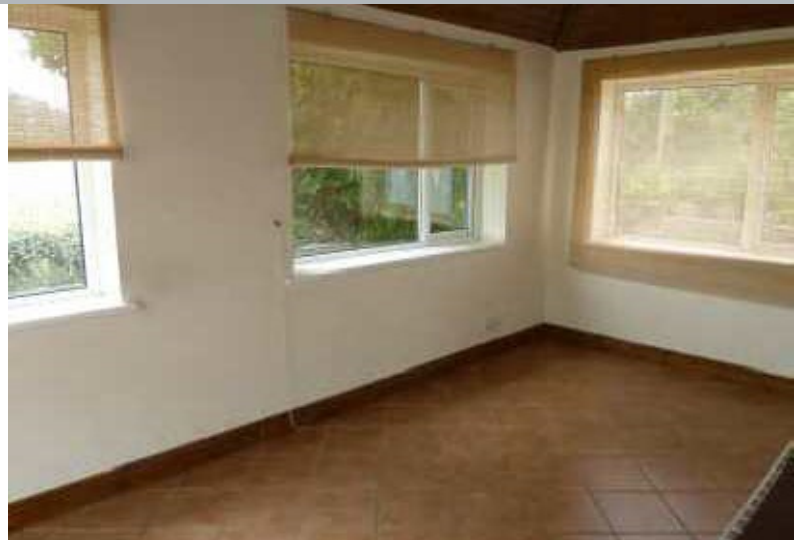
thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending 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.

LETTING

This property is available to on an initial 6 months let with the possibility of a longer term and on an Assured Shorthold Tenancy. Rent is £1,100pcm and the deposit is £1,200 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





Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE
Tel: 01872 266720
Email: rentals.truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(85-91) B			
(80-85) C			
(75-79) D			
(69-74) E			
(63-68) F			
(55-62) G			
Not energy efficient - higher running costs			
England & Wales		26	32
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(85-91) B			
(80-85) C			
(75-79) D			
(69-74) E			
(63-68) F			
(55-62) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		31	37
EU Directive 2002/91/EC			

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

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