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Residential Lettings



9 Townsend Street
Truro, TR1 3GL

A brand new 4 bed semi detached house located on the outskirts of the city centre.

• Brand New • 4 bed semi det house • Generous proportions • Pets considered • Enclosed rear garden • Private parking for 2 cars • Avail from Mid April • Tenant fees apply •

£1,100 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE

Large entrance hall with built in cupboard and door leading to living room, kitchen and cloakroom

LIVING ROOM

Spacious room decorated in neutral colours. Radiator and large window to the front

CLOAKROOM

With w.c, sink and mirror

KITCHEN/ DINING ROOM

Large and nicely appointed kitchen with a range of wall and base units, stainless steel sink and drainer, built in oven, hob and extractor, plumbing for a dishwasher. Door to small utility where there is plumbing for a washing machine and further base units. The other side of the room has plenty of space for a good sized dining suite along with French doors to the rear garden.

BEDROOM 1

Small double bedroom with window to the rear, radiator.

BEDROOM 2

Double bedroom with window to the rear, radiator

MASTER BEDROOM AND ENSUITE

Master bedroom, generous size with ensuite shower room, window to the front and radiator

BEDROOM 4

Single bedroom with window to the front and radiator

FAMILY BATHROOM

Bath, w.c, sink and radiator

OUTSIDE

Large enclosed rear garden laid mainly to lawn with patio and storage shed. Parking to the side for 2 vehicles.

SERVICES

Mains electric billed quarterly

Mains gas billed quarterly

Metered water supply

EPC Band B

Council Tax D

SITUATION

Townsend Street 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 it's beautiful cathedral and good shopping facilities.

DIRECTIONS

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

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.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,100pcm and the deposit is £1200 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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