



23 Scholar Road, Truro, TR1 3GJ

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A modern 3 bed semi detached property situated on a popular development on the outskirts of the city

- MODERN FAMILY HOME • ENCLOSED REAR GARDEN • PARKING FOR 2 CARS • AVAILABLE FROM END AUG • PETS CONSIDERED • LONG LET • TENANT FEES APPLY

£1,100 Per Calendar Month

01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)

## ENTRANCE HALL

With doors leading to kitchen, living room and cloakroom.  
Under stairs cupboard

## KITCHEN

With a range of white wall and base units, oven, hob and extractor. Space for further appliances and breakfast table.  
Radiator. Window to the front.

## LIVING/DINING ROOM

A generous space with large French doors to the rear garden.  
Radiator.

## BEDROOM 1 & EN-SUITE

Double bedroom with en suite shower that includes w.c and sink. Radiator and window

## BEDROOM 2

Double bedroom with radiator and window

## BEDROOM 3

Single bedroom with radiator and window

## FAMILY BATHROOM

Bath, w.c, sink

## OUTSIDE

Drive to the front offering parking for 2 vehicles and enclosed rear lawned garden to the rear.

## SERVICES

Mains electric  
GCH  
Metered water supply  
EPC Band B  
Council Tax Band C

## SITUATION

Scholar Road 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 then right and the property can be found towards the end of the road on the left hand side.

## LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,100pcm and the deposit is £1269 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

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



61 Lemon Street, Truro, TR1 2PE  
01872 266720  
rentals.truro@stags.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) A	83	95
81-91) B		
69-80) C	D	E
55-68) D		
43-54) E	F	G
31-42) F		
13-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		