

STAGS

Holmwood Bodmin Road, Truro, Cornwall TR1 1BE

A well presented period 3 bedroom townhouse with easy access of the City centre, Falmouth and the A30.

Truro City 1 Mile. Falmouth 12 Miles. A30 5 miles.

• End of terrace • Beautiful city views • Can be let unfurnished or part furnished • Parking for two cars • Available now • Pets considered by negotiatin • 12 months plus • Deposit £1903 • Council Tax Band D • Tenant Fees Apply

£1,650 Per Calendar Month

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

THE PROPERTY COMPRISES

The property is situated on a prominent, well-regarded road with convenient access to central Truro. A charming Victorian period residence retaining a wealth of character and original features.

ENTRANCE

A welcoming entrance area providing access to the main hallway.

LIVING ROOM/DINER 23'2" x 11'9"

A comfortable lounge and dining room, describing the natural light, proportions and features visible in the photos.

KITCHEN 12'1" x 8'10"

A new modern style spacious kitchen with a Rangemaster, integrated fridge freezer, integrated microwave and dishwasher.

SNUG 9'10" x 7'2"

To the rear of the property, a perfect space for a snug or an office.

BEDROOM 1 11'9" x 11'9"

Rear facing large double bedroom.

BEDROOM 2 11'9" x 10'5"

Front facing large double bedroom.

BEDROOM 3 11'9" x 6'10"

Front facing single bedroom.

FAMILY BATHROOM 9'0" x 8'9"

An impressive bathroom with walk in shower, freestanding bath, WC and basin. Built in cupboard.

WC 3'9" x 2'9"

WC and basin.

OUTSIDE

To the front of the property there is a low maintenance garden with mature shrubs. At the rear is a decking area situated above the garage, perfect for dining al fresco. There is a single garage and parking for one car.

GARAGE 15'1" x 14'5"

SERVICES

Gas central heating
Mains electric
Mains water and drainage
Local Authority: Council tax band D
EPC D
Ofcom predicted broadband services - Superfast download 75 MBPS upload 18 MBPS. Standard download 15 MBPS upload 1 MBPS
Ofcom predicted mobile coverage for voice and data: EE - Good outdoor and in home. Vodafone , o2 and Three - Good outdoor, variable in Home

DIRECTIONS

From Stags office on Lemon Street proceed to Fairmantle Street. At the end of this street take the first turning on the roundabout then the next turning on the right which is Mitchell Hill. Drive up Mitchell



Hill. The property is immediately before the school and opposite the field on the left of Bodmin Road.

SITUATION

The property is situated on a prominent, well-regarded road with convenient access to central Truro

The city of Truro is 0.5 of a mile away offering a wide range of shopping facilities and amenities as well as a station on the London Paddington line. The popular coastal town of Perranporth with it's three mile long beach is 7.6 miles away. This is an ideal location to access both the north and south coast.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS - PETS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1650 pcm exclusive of all charges. DEPOSIT: £1903 returnable at end of tenancy subject to any 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). A minimum annual gross household income of £49,500 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

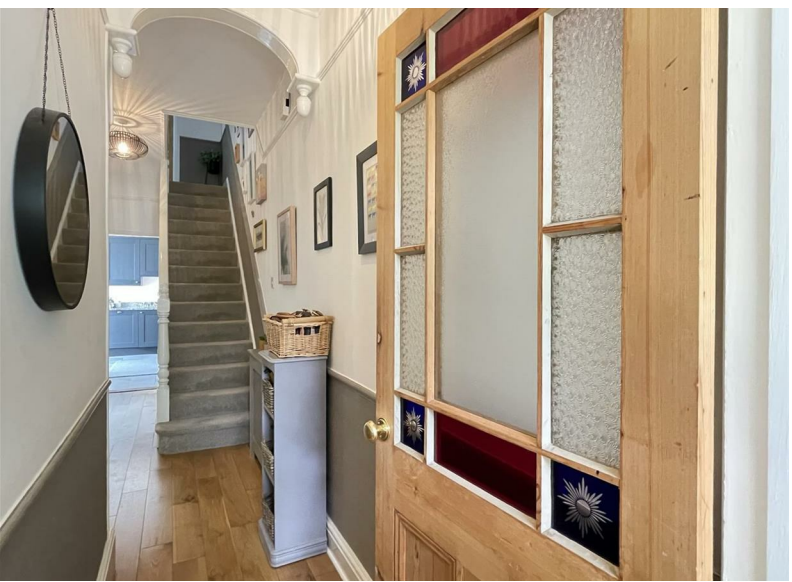
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £380 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false 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.

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.















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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

@StagsProperty

arla | propertymark PROTECTED

