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Residential Lettings



Flat A, 2 Tolcarne Road  
Newquay, TR7 2NQ

Super self contained studio flat situated close to the town centre

• Studio flat • Ground floor • Separate shower room • Central position • Available in May on a long let • Tenant fees apply •

**£340 per calendar month**

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

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### LIVING/ BEDROOM SPACE

Lovely light room with kitchenette area. Large windows to the front. Carpeted.

### SHOWER ROOM

Shower, w.c, sink and window to the side.

### SERVICES

Mains electric on a token meter - ask for further details  
Water included in the rent  
Council Tax Band A  
EPC Band E

### SITUATION

Tolcarne Road meets Narrowcliff which is part of the town centre. Newquay is a vibrant seaside town, enjoying beaches, leisure facilities, a zoo and of course all the shopping facilities you would expect of a main town. Truro is approximately 14 miles away. Newquay has a railway line and bus service.

### DIRECTIONS

From our office take the B3284 through Shortlanesend and at the A30, turn right north bound. Turn left signposted to Zelah and bear immediately right. Follow Henvy Lane to the crossroads, then go straightover, past Monkey Tree Holiday Park and at the T junction turn right through Rejerrah and into Newquay. At Trevemperl roundabout, turn left and at the next roundabout turn right, past the boating lake, through the next mini roundabout, past the Zoo, keeping left on Edgcumbe Avenue and at the end turn left onto Narrowcliff. Take the next left onto Tolcarne Road and the property can be found on the right.

### LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £340pcm and the deposit is £440 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 tenants administration fee of £100 plus VAT per person. For any additional tenants or guarantors there will be a further fee of £50 plus VAT.

The Stags Tenants Administration Fee is an all inclusive fee to cover the costs in taking up of references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the lettings office dealing with the property.



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