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Residential Lettings



5 Hugos Mill
Truro, TR1 3FP

A nicely apportioned and presented 3 bedroom link detached home.

• Link detached • 3 bedrooms • Nicely presented • Garden • Garage and car port • Avail now on a long let • Tenant fees apply •

£975 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE HALL

Leading to the the living room, dining room, cloakroom and stairs

KITCHEN

Wrap around kitchen with wall and base units along with a built in oven, hob and extractor. Space for a washing machine and fridge freezer. Window to the front

DINING ROOM

With French doors out to the rear garden and window to the side, there is ample room for a dining suite and a walk through arch takes you into the kitchen. Radiator

LIVING ROOM

A large and inviting room with dual aspect and French doors out to the rear garden. 2 Radiators.

CLOAKROOM

W.c and basin

MASTER SUITE

Double bedroom with en suite shower room. Dual aspect. Radiator

BEDROOM 2

A good sized double bedroom with 2 windows and radiator

BEDROOM 3

Small double bedroom with window and radiator

FAMILY BATHROOM

Bath with shower over, w.c and basin. Window

OUTSIDE

To the side is a garage, car port and a parking space in front of each. To the rear is an enclosed garden. Partly laid to lawn, and a decked area within a Pergola. Pedestrian door to the rear of the garage.

SERVICES

Mains electricity

Mains gas

Metered Water Supply

EPC Band C

Council tax band C

SITUATION

Hugos Mill is conveniently situated to serve the city centre but also enjoys good public transport links to neighbouring towns. Truro itself is the hub of the county, and provides good shopping, medical facilities, entertainment, eating houses and everything else you would expect of a city.

DIRECTIONS

From our office proceed up Lemon Street into Falmouth Road and turn right at the double mini roundabout. Follow this road, through Highertown and turn left into Lowen Bre just before Treiske Hospital. Follow the road and Hugos Mill can be found on the right.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £975pcm and the deposit is £1,075 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 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.





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