



stags.co.uk

Residential Lettings



Taggon, Langley House Penstraze, Chacewater, Truro, TR4 8PE

An immaculately presented 1 bedroom annexe of large proportions with garden and parking.

- Most bills included • Presented to a high standard • Large 1 bedroom annexe • A pet may be considered • Garden and parking • Avail now • Tenant fees apply •

£700 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE HALL

Large entrance hall with doors leading off to all rooms. Built in airing cupboard, skylight, wood flooring.

KITCHEN

Nicely presented kitchen with cooker, dishwasher and fridge. Window to the side.

LIVING ROOM

Generous spacious enjoying lots of light from both the side window and the French doors. Serving hatch through to kitchen. Radiator

BEDROOM

Double bedroom. Window to the front and radiator

SHOWER ROOM

A good sized room with double shower cubicle, w.c and sink. Built in cupboard houses the washing machine.

OUTSIDE

Rear garden laid to lawn with small patio area. To the front

SERVICES

Oil & Water/ Sewerage included in rent
Electricity will be on a sub meter and arrangements to pay the bill will be made directly to the landlord.
EPC Band D

SITUATION

Situated in Penstraze, this property is within easy commuting distance to Truro, while enjoying a semi rural environment. Chacewater and Threemilestone are the nearest villages.

DIRECTIONS

From our office, take A390 past Treliske Hospital and at the Threemilestone roundabout turn left then immediately right towards Chacewater. Drive through Greenbottom, past Chacewater Garden Centre and at the next crossroads turn right then first left and the property is on the left corner.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £700pcm and the deposit is £700

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. 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.



Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE

Tel: 01872 266720

Email: rentals.truro@stags.co.uk