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Lynsdale, Leys Lane
Marazion, TR17 0AQ

In the heart of this coastal town is a 2 bedroom end of terrace cottage located close to the beach

- Delightful cottage • 2 bedrooms • Sea views from 1st floor • Rear courtyard
- Pets considered • Available now • Short let • Tenant fees apply •

£725 Per calendar month

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LIVING ROOM

With slate fireplace with timber surround and mantle, picture rail, bay window, wall shelf, radiator and laminate floor.

KITCHEN

With range of base and eye-level matching kitchen units with rolled worktop surfaces to splashback tiling. Stainless steel single drainer sink unit, mixer tap, oil fired Rayburn serving domestic hot water and central heating set in fireplace recess with splashback tiling, space for dishwasher and laminate floor. Double doors to Airing Cupboard with lagged hot water cylinder with immersion heater. Balustrade stairs off to first floor with under-stairs cupboard and part glazed door opening to rear courtyard.

BEDROOM 1

With bay window, cast iron Victorian fireplace with surround, laminate floor, fitted double cupboard and bay window with view to the south to St Michaels Mount and glimpse of Mounts Bay.

BEDROOM 2

With Victorian cast iron fireplace and painted surround, laminate floor and fitted double wardrobe.

BATHROOM

With white suite including panelled bath, pedestal washbasin and WC. Tiled walls, down lighters, timber painted floorboards and chrome heated towel radiator.

A SHORT WALK TO THIS VIEW

OUTSIDE

To the rear is a courtyard accessed either via the Kitchen/Diner or to the side of the house, with a brick and slate Outshed with plumbing for washing machine and a sink. There is a pedestrian private right of way through to courtyard to the rear of the adjoining property.

SERVICES

Mains water, electricity and drainage connected. Oil fired central heating via Rayburn. TV and telephone points connected

SITUATION

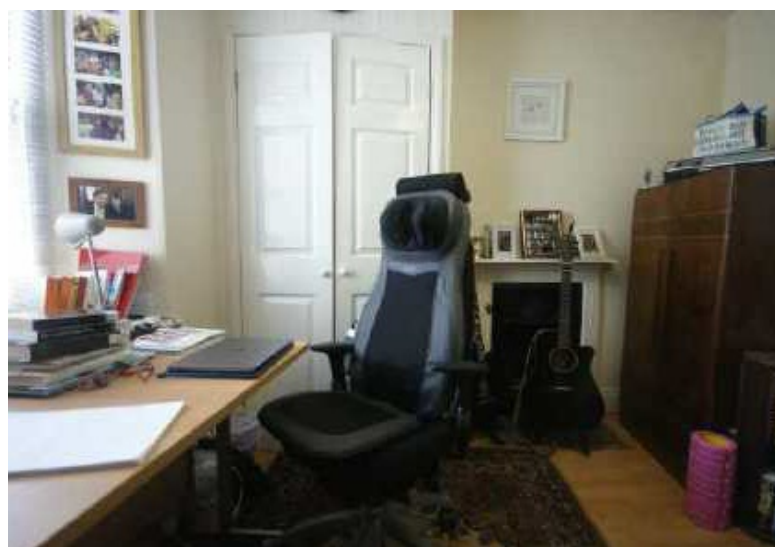
Lynsdale is situated in Marazion being a short walk from the central shops and services and down to the beach. The historical town of Marazion stands on the shores of Mounts Bay and is perhaps best known for the majesty of St Michaels Mount.

Marazion offers a range of local facilities including restaurants and public houses, primary school, shops and health centre and is well known for its artists galleries. The local beaches are a popular destination for water sports including wind-surfing, kite-surfing and sailing and presents some wonderful views across Mounts Bay.

DIRECTIONS

From the centre of Marazion, walk eastwards, pass the church on the right-hand side and Leys Lane will then be seen on the right after a short distance. Lynsdale is about 15 yards walk down Leys Lane on the left-hand side.

LETTING



This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £725pcm and the deposit is £825 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.





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