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Residential Lettings



26 Pyramid Close
Trewoon, St Austell, PL25 5TP

A nicely presented, 2 bedroom end of terrace family home in a popular village location.

- End of terrace house • 2 bedrooms • Village location • Parking and Garden
- Avail from Early March • Long let • Tenant fees apply •

£675

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE HALL

With cloakroom and doors to kitchen and living room. Stairs to first floor

KITCHEN

A nice range of cream wall and base units with oven hob and extractor. Bay window to the front

LIVING ROOM

With patio doors out to the conservatory. Radiator

CONSERVATORY

A large and useful space overlooking the rear garden. Radiator

BEDROOM 1

Double bedroom with built in wardrobes. Window to the front. Radiator

BEDROOM 2

Double bedroom with window to the front with radiator.

BATHROOM

Bath with shower over. W.C and basin.

OUTSIDE

Enclosed low maintenance garden with shed. Parking for 2 vehicles

SERVICES

Mains electric
Mains water
Oil fired central heating
EPC D
Council tax band B

SITUATION

Pyramid Close is a small development where it is clear the properties are well cared for. Trewoon is a small village on the outskirts of St Austell and close to the A390 that runs between St Austell and Truro. St Austell has a cinema and White River Shopping Centre.

DIRECTIONS

From our office head towards St Austell following the A390. On the outskirts of St Austell turn left on to St Mewan Lane

continuing on this road by taking the next right. At the junction entering Trewoon turn left on to Cooperage Road and continue through the village under the bridge and past the shop on the left hand side. Take the second right hand turn after the shop on to Carne Hill turning left immediately after to enter Pyramid Close. The property can be found shortly afterwards on the right hand side.

CONNECTED PERSON

Under the Estate Agency Regulations, we advise that the Landlord is connected to Stags.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £650 pcm and the deposit is £750 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 £180 (£150 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	73
England & Wales	EU Directive 2002/91/EC



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