



Tinkers Flat, 1 Coinagehall Street, Helston, TR13 8ER

£395 pcm

This one bedroom flat is conveniently located in Helston town centre providing easy access to the local amenities and would suit a single professional person. Being located on the second floor the accommodation comprises an open plan lounge/kitchen, bedroom and bathroom. An early viewing is recommended.



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COMMUNAL ENTRANCE

With staircase to the first and second floors.

HALLWAY

Fitted carpet and internal doors into:

OPEN PLAN KITCHEN/LOUNGE

Sash window to the front aspect, fitted carpet and Dimplex Quantum electric heater.

KITCHEN AREA

Fitted with a range of wall and base units including drawers, roll top work surfaces, free standing microwave oven/grill, stainless steel sink and drainer unit with hot water heater, hot plate and fridge, space and plumbing for a slim line washing machine, door into:

SHOWER ROOM

Fitted with a WC, wash hand basin, shower cubicle housing an electric shower, heated towel rail, water heater and a UPVC double glazed window to the rear aspect.

BEDROOM

Sash window to the front aspect, Dimplex Quantum electric heater and fitted carpet.

THE PROPERTY IS AVAILABLE FROM THE END OF AUGUST, UNFURNISHED AND THE DEPOSIT WILL BE £455.77. REGRETTABLY THE PROPERTY IS NOT SUITABLE FOR SMOKERS OR PETS.

AGENTS NOTE

Prospective tenants should be aware that the Landlord will manage this property, due to the size of the property it is ideally suited to a single professional occupant, that the monthly rental amount includes water charges and that the photographs were taken before the current tenant moved into the property.

TENANT FEES

Early Release from Tenancy - Fully managed (subject to agreement with Landlord) - £300 inclusive of VAT to cover marketing costs.

Early release from tenancy - Non managed (Subject to agreement with landlord) – one months rent plus VAT (for example if the rent is £600.00, the fee would be £720.00 (including VAT).

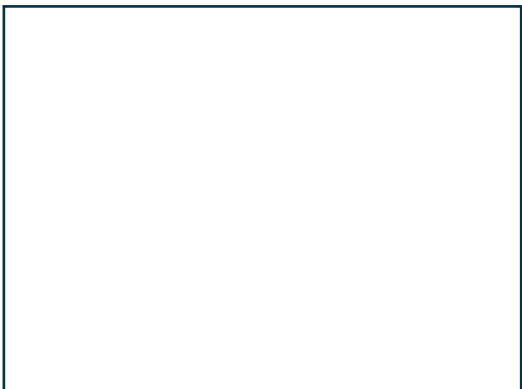
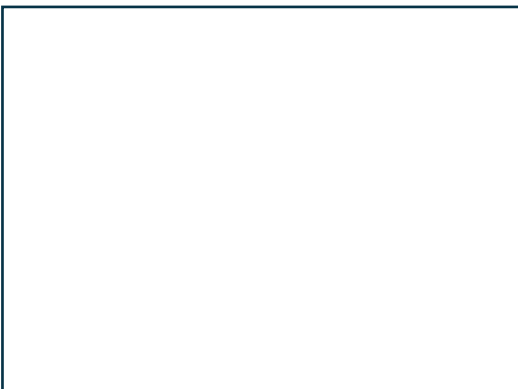
Amendments to an existing tenancy - £50.00 including VAT (£41.67 plus VAT).

Late payment of Rent - Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears.

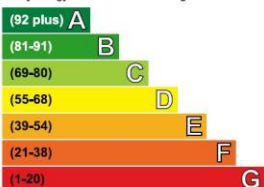
Lost Keys or security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

SERVICES

Mains electricity, drainage and water.



Very energy efficient - lower running costs



Current	Potential
65	78

These particulars do not in anyway constitute an offer or contract and none of the above statements are to be relied upon as a statement or a representation of fact. The intending purchaser must satisfy himself as to each of the above or any other statement. Neither the vendor nor his agent nor any person in their employ has any authority to make or give any representation or warranty. The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose.