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Residential Lettings



Brookfield, Cuby Road
Tregony, Truro, TR2 5TW

A generous 6 bedroomed detached family home in a village setting.

• Large family home • G/F bedroom • 5 further bedrooms • Spacious accommodation • Parking and gardens • Winter Let • Available from September • Tenant fees apply •

£1,000 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

LIVING ROOM

A spacious family room with large window overlooking the rear garden. Triple aspect.

KITCHEN

A large kitchen breakfast room with a full range of wall and base units and some appliances.

DINING ROOM

Leading from the living room and with doors out to the rear garden.

UTILITY

Base units and sink. Door to front of the property.

BEDROOM 1

Large double bedroom - double aspect. Radiator

BEDROOM 2

Double bedroom with window and radiator

BEDROOM 3

Twin bedroom with window and radiator

BEDROOM 4

Twin bedroom with window and radiator

BEDROOM 5

Double room G/F. Window and Radiator

BEDROOM 6

Small single room/cot room. Window and radiator

BATHROOM

Bath with shower over, w.c and sink

OUTSIDE

Lawn and drive for 3 cars to the front and enclosed rear garden at the rear overlooking fields.

SERVICES

The Tenant will pay a contribution to the Landlord for the use of Wifi, Sky, Water & Sewerage
Shared electricity supply with landlord with sub-meter
OFCH

Council Tax Band D

EPC Band C

SITUATION

Tregony is a much loved village on the Roseland Peninsula some 9 miles from Truro city centre. The village comprises a local shop, hairdressers, primary school, pub and a thriving community spirit.

DIRECTIONS

From our office take the A390 towards St Austell, driving through Tresillian and once you have exited the village, the turning for Tregony can be found a mile or so along on the right hand side. Follow this road into the village, over the bridge and bearing left, past the Kings Arms and Cuby Road is the fourth turning after on the right.

LETTING

This property is available to rent on an Assured Shorthold Tenancy. Rent is £1,000pcm and the deposit is £1,100 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	72	80
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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