

THE MATHER PARTNERSHIP LTD
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INDEPENDENT ESTATE AGENTS AND PROPERTY MANAGEMENT



The Old School Room, 3 Church Hill, Helston, TR13 8NN

£495 pcm

This charming and extremely well presented fully furnished studio annexe would ideally suit a single professional person or a couple and is located on the first floor of a large private property overlooking attractive gardens and enjoying a surprising degree of privacy yet is just a five minute walk from the town centre. Inside, the accommodation which is fully furnished provides a large open plan living space offering a living area, fitted kitchen, dining area and double bed area as well as a separate shower room. Outside, the property is approached through attractive gardens via a cobbled path and granite steps. An early viewing is recommended. The property is available on an initial six month tenancy from early September/beginning October.



VAT No: 986 6885 31
Company No. 7167950
Registered Office: The Old School, The Stennack, St. Ives, Cornwall TR26 1QU



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MAIN ROOM

With solid pine stable style entrance door, fitted carpet, recessed cupboard, further g-plan storage, airing cupboard housing the hot water tank and vacuum cleaner, two solid ash wood frame double glazed sash windows and additional storage is above in the large, fully boarded and insulated loft which has easy access via a solid wood drop down ladder.

LIVING AREA

Two seater sofa, large glass TV cabinet, flat screen TV, coffee table and radiator.

KITCHEN AREA

Fitted with a range of wall and base units to include drawers, roll edge work surfaces incorporating a circular stainless steel sink and drainer unit, Electrolux oven with glass hob and extractor over, larder style fridge, free standing freezer and a small circular dining table with four matching chairs.

BEDROOM AREA

Radiator and a Divan double bed.

SHOWER ROOM

Fitted with a suite comprising a double built in shower cubicle housing a Mira Spring power shower, Rocca wash hand basin, Rocca WC with chrome push button flush and an extractor fan.

OUTSIDE

There is a garden area with cobbled path and up the granite staircase leading to a wooden gate.

THE PROPERTY IS AVAILABLE FROM END SEPTEMBER/BEGINNING OF OCTOBER, FURNISHED ON AN INITIAL SIX MONTH TENANCY AGREEMENT AND THE DEPOSIT WILL BE £571.15. REGRETTABLY THE PROPERTY IS NOT SUITABLE FOR SMOKERS OR PETS.

AGENTS NOTE

Prospective tenants should be aware that the Landlord will manage this property, there will be an additional £200.00 per calendar month towards Council Tax, water charges, electricity charges, TV licence, Sky and WiFi. Also please be aware that the photographs were taken before the previous 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).

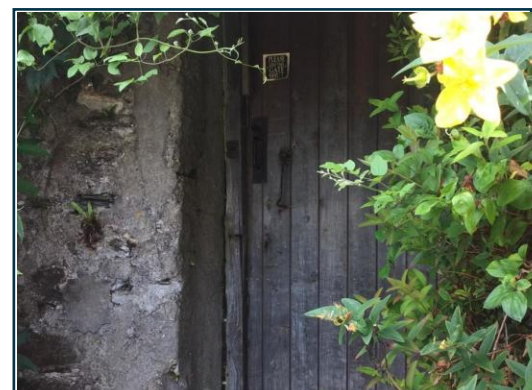
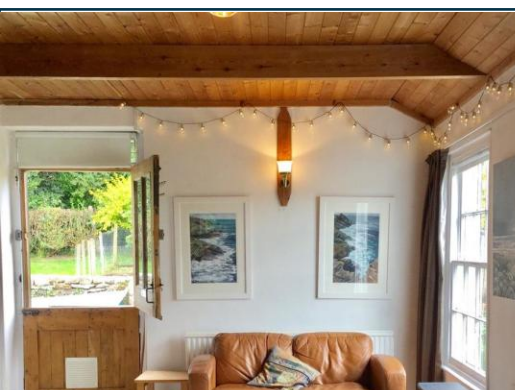
Amendments to an existing tenancy - £50.00 including VAT (£41.67 plus VAT).

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, water and drainage.



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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.