



STAGS

Flat F, 2 Tolcarne Road, Newquay, Cornwall,
TR7 2NQ

• Studio flat • First floor • Separate shower room • Central position • Available now on a long let • Tenant fees apply •

£365 Per calendar month

EPC Band D

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

LIVING SPACE

Comprising open plan living/bedroom space, kitchenette and shower room. Lovely light room with large windows to the front of the property

SERVICES

Mains electric on a token meter - ask for further details
Water included in the rent
Council Tax Band A
EPC Band D

SITUATION

Tolcarne Road meets Narrowcliff which is part of the town centre. Newquay is a vibrant seaside town, enjoying beaches, leisure facilities, a zoo and of course all the shopping facilities you would expect of a main town. Truro is approximately 14 miles away. Newquay has a railway line and bus service.

DIRECTIONS

From our office take the B3284 through Shortlanesend and at the A30, turn right north bound. Turn left signposted to Zelah and bear immediately right. Follow Henver Lane to the crossroads, then go straightover, past Monkey Tree Holiday Park and at the T junction turn right through Rejerrah and into Newquay. At Trevemper roundabout, turn left and at the next roundabout turn right, past the boating lake, through the next mini roundabout, past the Zoo, keeping left on Edgcombe Avenue and at the end turn left onto Narrowcliff. Take the next left onto Tolcarne Road and the property can be found on the right.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £365pcm and the deposit is £465 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 £100 (£120 plus VAT) for the first applicant plus £80 (£96 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.



Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE
01872 266720
rentals.truro@stags.co.uk



@StagsProperty



@StagsLettings

