



**STAGS**

Flat C, 2

Tolcarne Road, Cornwall TR7 2NQ

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Super self contained studio flat situated close to the town centre.

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

£385 Per Month

01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)

## KITCHEN/LIVING/BEDROOM

Lovely large room with kitchenette area. Large windows to the front. Carpeted.

## SHOWER ROOM

Shower, w.c, sink and window to the side.

## SERVICES

Mains electric on a token meter - ask for further details

Water included in the rent

Council Tax Band A

EPC Band E

## 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 Edgcumbe 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

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £385 per calendar month exclusive. DEPOSIT: £440 returnable at end of tenancy, subject to 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. Credit, ID & financial references required. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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



@StagsProperty



@StagsLettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC