



STAGS

The Chalet Cres Tregarne, Mawnan Smith, Falmouth,
Cornwall TR11 5JP

A delightful studio style chalet set in pretty
grounds in a quiet rural setting.

• NO DEPOSIT REQUIRED • NO WATER CHARGES • APPLIANCES
INCLUDED • AVAIL NOW • LONG LET • TENANT FEES APPLY

£495 Per Month

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

Open plan living/bedroom

Nicely presented open plan studio style living space. Comprising fitted kitchen with cooker, fridge and base units. Dining table and 2 chairs. Small double bed, built in wardrobe and a chest of drawers. Pretty rural views.

Shower room

Shower enclosure, w.c, sink, bathroom cabinet and towel rail

Utility

Under the chalet is a stone built utility with a washing machine inside. Plenty of storage space

Outside

Small deck area to sit out and enjoy the view. Parking for 2 vehicles a short walk away.

Services

Mains water and drainage but no charge as retained on the landlords supply
Mains electric
Council Tax Band A

Situation

The Chalet is situated amongst trees and greenery in the most tranquil of settings within the grounds of the owners own property. It will appeal to those who seek the quiet lifestyle. The parking is a short walk across the grounds. Mawnan Smith is a small village on the outskirts of Falmouth and enjoys a coastal position. The property requires the occupiers to (ideally) have their own transport due to it's rural position

Directions

From our office take the A39 signposted to Falmouth, and at the Treluswell Roundabout, take the 2nd exit signposted to Falmouth. At the next roundabout take the 2nd exit signposted to Falmouth. At the next roundabout take the 2nd exit signposted to Mawnan Smith and follow the road into the village. Where Penwarne Road meets Sampney Hill turn right and follow this road for approx 1 mile until you reach a pond on the right hand side of the road on a bend. Cres Tregarne is

the property on the left immediately opposite. In order to find the quickest route to the Chalet, turn back on yourself and take the first unmarked drive on the right and the parking can be found along there on your right.

Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £495pcm. No deposit required. Usual references required.

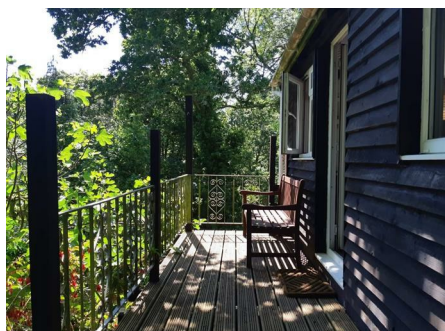
Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

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.



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