



5 Wesley Court, Wesley Street, Redruth, Cornwall TR15 2EN

Extremely well presented 3 bed town house within walking distance of Redruth and offering exemplary accommodation.

Redruth town centre/station: less than 1/4 mile, Truro 11 miles

• CLOSE TO TOWN/STATION • PETS CONSIDERED • INTEGRAL GARAGE • ONE PARKING SPACE • AVAILABLE FROM 11TH DECEMBER • LONG LET • TENANT FEES APPLY

£995 Per Calendar Month

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

ENTRANCE HALL

A generous entrance hall giving access to the utility, ground floor cloakroom and stairs to first floor

GROUND FLOOR UTILITY

Again of generous size with wall and base units, combination boiler, sink, door to integral garage. Washing machine and tumble dryer can be left by negotiation if required.

GROUND FLOOR CLOAKROOM

WC and sink, radiator.

1ST FLOOR BATHROOM

Nicely presented family bathroom, comprising bath with shower over, sink and w.c. Radiator and window

KITCHEN (1ST FLOOR)

Range of wall and base units, built in oven, gas hob, extractor, and fridge freezer.

LIVING ROOM

Enjoying the light from large French doors leading to a Juliet balcony. Further window and radiator

MASTER BEDROOM

Generous master bedroom . Window and radiator

EN-SUITE TO MASTER

Shower, wash basin and w.c.

BEDROOM 2 (1ST FLOOR)

Double bed only, window and radiator

BEDROOM 3 (1ST FLOOR)

Window and radiator. This room is currently unfurnished but is suitable as a single bedroom, study or dressing room.

OUTSIDE

Drive and integral garage. There is an area of communal grass and shrubs close to the property and a gravelled area immediately outside the front door.

SERVICES

Mains electric

Mains gas

Mains water and drainage

Council tax band B

EPC Band: C

SITUATION

Wesley Court was built in 2005 and offers spacious and contemporary accommodation which is presented to a high standard. One of the many benefits of this property is that it is only minutes walk away from the main railway station and bus stop, which provide excellent transport links not only throughout Cornwall but from Lands End to Scotland! Wesley Court can be found on the outskirts of the town centre which allows it to maintain a quiet setting within this cul-de-sac.

DIRECTIONS

From our office proceed to A390 to Chiverton Roundabout and take the A30 west. Exit at Redruth and take the 2nd exit, past the ambulance station. At the mini roundabout go straight across into Green Lane and at the end turn left onto the main shopping street. At the end of this street, turn left opposite the Wesley Chapel, past the Indian restaurant and bear left where the road forks. Turn right at the junction and Wesley Court can be found first on the left.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £995 pcm and the deposit is £1,148 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. Pets are by negotiation and the payment of an additional pet bond.

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

HOLDING DEPOSIT & 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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01872 266720
rentals.truro@stags.co.uk



@StagsProperty



@StagsLettings



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92 plus) A | | 91 |
| 81-91 B | 77 | |
| 69-80 C | | |
| 55-68 D | | |
| 49-54 E | | |
| 39-48 F | | |
| 31-38 G | | |
| 21-30 | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |