



STAGS

5 Pednandrea House Sea View Terrace, Redruth,
Cornwall TR15 2EE

A charming 2 bedroom penthouse apartment within this striking property with communal gardens and parking.

• CLOSE TO TOWN CENTRE • LONG LET • SORRY NO PETS • AVAILABLE
BEGINNING OF APRIL • WELL PRESENTED • EPC EXEMPT • TENANT FEES
APPLY

£750 Per Calendar Month

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

OPEN PLAN KITCHEN/LIVING ROOM

This dual aspect room comprises a large kitchen with a generous range of base units and includes an electric oven and hob, a washing machine, fridge and dishwasher, there is also ample space for a dining area and living area. Electric heater.

BEDROOM 1

A large double bedroom. Electric heater.

BEDROOM 2

A large double bedroom. Electric heater.

BATHROOM

Bath with overhead shower, WC and basin. Heated towel rail.

OUTSIDE

Beautifully kept communal grounds on two sides of the property with palm and apple trees. Large lawn and a parking space.

SERVICES

Mains electric

Mains water/drainage

Council tax band A

EPC exempt - All relevant improvements have been made and the property remains below an E

This is regulation 25

SITUATION

Pednandrea House is an imposing residence of 6 apartments retaining many aspects of its original character and gently set back away from the road. A short walk into the main town of Redruth will offer you shopping and medical facilities, a local library and a range of pubs and eating places. There is a main trainline and bus service a short walk away.

DIRECTIONS

From our office take the A390 to Chiverton Cross roundabout, then take the first exit onto the A30 Westbound. Exit at the Avers junction and take the route directing local traffic, along Close Hill, into North Street then right into Plain an Gwarry. At

the T junction bear left and go straight through the set of traffic lights at the bottom of the main street. Again drive through the next set of traffic lights and take the left into Treruffe Hill, across the crossroads into Heanton Terrace and at the next Crossroads, left into Sea View Terrace. The property can be found on the right.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £750pcm and the deposit is £865 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

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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