



## The Old Methodist Chapel Pentewan Valley Road, London Apprentice, St Austell, PL26 7AR

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A most impressive example of a chapel conversion offering contemporary living. Comprising 3 double bedrooms, bathroom, shower room, large open plan living/kitchen/dining area, utility, courtyard garden/parking space and communal parking. Electric central heating. Unfurnished. Available now.

St Austell town centre - 2 miles Duport Beach - 2.3 miles Eden Project - 5.8 miles Mevagissey - 4.2 miles

• Detached • Three double bedrooms • Off street parking • Spacious attractive accommodation • Available now • Pets considered by negotiation • 12 months plus • Deposit £1846 • Council tax band D • Tenant fees apply

**£1,450 Per Month**

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

## THE PROPERTY COMPRISES

The property is situated within the picturesque Pentewan Valley hamlet of London Apprentice, an attractive rural setting just south of St Austell. The property consist of

### ENTRANCE HALL

A welcoming entrance hall with useful additional space, leading to the utility room, shower room, and open-plan living area.

### OPEN PLAN KITCHEN DINER LOUNGE 33'11" x 16'3" x 23'11"

A beautifully designed and well-proportioned open-plan living space incorporating the kitchen, breakfast area, dining area and lounge. With windows on three sides, the room is filled with natural light, creating a bright and welcoming atmosphere. The kitchen is fitted with integrated appliances, including a dishwasher and fridge freezer.

### UTILITY 6'11" x 5'0"

The utility room is fitted with a worktop, plumbing and space for a washing machine, together with additional under-counter space for further appliances.

### SHOWER ROOM 6'7" x 6'9"

Ground floor shower room comprising a walk-in shower enclosure, wash hand basin and WC.

### MASTER BEDROOM 14'3" x 15'11"

Generous double bedroom with windows on three sides, creating a bright and airy feel. Features fitted wardrobes and wooden flooring

### BEDROOM 2 12'10" x 16'2"

Double bedroom featuring a fitted wardrobe, two low-level windows and a Velux roof window, allowing plenty of natural light. Finished with exposed beams and fitted carpet.

### BEDROOM 3 10'7" x 16'2"

Well-proportioned double bedroom featuring a fitted wardrobe, exposed beams and fitted carpet.

### BATHROOM 11'10" x 9'7"

Spacious family bathroom featuring a freestanding claw-foot bath, separate shower enclosure, wash hand basin and WC. A low-level window provides natural light while maintaining privacy.

### OUTSIDE

The property benefits from an enclosed gravelled courtyard to the side, providing a private and versatile space ideal for outdoor seating or parking. Additional communal parking is available externally

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heating

Ofcom predicted broadband services - Standard 14 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Vodafone and O2 are good outdoors and Three good outdoor and variable in



the home

Local Authority: Council tax band D

## DIRECTIONS

From our office in Truro take the A390 to St Austell and at the double mini roundabout turn right - sign posted to Mevagissey. A short way after passing the London Apprentice sign, the property can easily be found on the right hand side.

## SITUATION

London Apprentice is situated between St Austell & Mevagissey - enjoying easy access to the towns amenities and the beautiful harbour of Mevagissey. Also within easy reach is the lovely beach at Gorran Haven.

## RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1600 pcm exclusive of all charges. DEPOSIT: £1846 returnable at end of tenancy subject to any 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). A minimum annual gross household income of £48,000 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

## TENANT FEES AND HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit. The Holding Deposit of £369.00 (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.

## 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.





**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 101-110 <b>A</b>                            |         |           |
| 81-110 <b>B</b>                             |         |           |
| 61-80 <b>C</b>                              |         |           |
| 41-60 <b>D</b>                              |         |           |
| 21-40 <b>E</b>                              |         |           |
| 1-20 <b>F</b>                               |         |           |
| 0-10 <b>G</b>                               |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 54      | 69        |
| EU Directive 2002/91/EC                     |         |           |