

STAGS

Gwent Cottage Churchtown, St. Issey, Wadebridge, Cornwall PL27 7QA

Beautifully presented, end terraced property set in vibrant location. Available to rent on a 12 month renewable tenancy.

Wadebridge 1.1 miles. Padstow 4 miles. Newquay airport 11.4 miles.

• Beautiful rural location • 2 bedroom cottage • Gas heating • One parking space • Pets considered • Available now • 12 months plus • Deposit £1269 • Council Tax Band B • Tenant Fees Apply

£1,000 Per Calendar Month

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THE PROPERTY COMPRISES OF

A beautifully presented charming cottage in the highly sought after and desirable village location of St Issey. This property benefits from 2 bedrooms, 1 king room with plenty of built in storage with large ensuite with bath, a large attic room, a cosy living room with wood burner, dining room with storage, kitchen with a range of wall and base units integrated oven and dishwasher, utility area with space for a fridge freezer, washing machine and dryer and a family bathroom with a shower unit, WC and basin. The property offers an outside courtyard and space for one car. space wrapping around the front, side and rear of the property. Available now. A pet may be considered subject to negotiation.

ENTRANCE HALL

A tiled entrance hall providing access to the living room.

LIVING ROOM 14'4" x 10'0"

The inviting living room boasts a stunning sash style window, allowing natural light to flood the space.

DINING ROOM 12'8" x 10'0"

A generous sized dining room with room for storage under the stairs and built in cupboard. Window facing the back of the property.

KITCHEN 7'2" x 6'9"

A charming well equipped kitchen with integrated dishwasher, oven and induction hob. Countryside views.

UTILITY/ CONSERVATORY 7'8" x 7'7"

Space for fridge freezer, washing machine and dryer. Walled coat hooks. White goods can be left if required.

MASTER BEDROOM 10'0" x 10'0"

King sized bedroom with built in storage. Views of the countryside. Leading to large en suite. King size bed can be left if required.

EN-SUITE TO MASTER

Large en-suite with bath/ shower mixer tap.

BEDROOM 2 8'2" x 7'4"

Single bedroom with large built in wardrobe

OUTSIDE

Private court yard

PARKING

One parking space to rear of the property.

SERVICES

Mains electric, gas, water, draining. Fibre to the property.
Council tax band
EPC Band:
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 0.3Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE & Three- Limited. O2 & Vodafone- Likely. External - EE, Three, O2 & Vodafone- Likely.

DIRECTIONS

From our office towards to A39 at Carland Cross, take the 2nd exit at the roundabout, take the 3rd exit, merge onto A30, take the A39/B3279 slip road to Wadebridge/Newquay/A392/St, Dennis/Indian Queens/Airport/St. Columb, at Highgate Hill Roundabout, take the 1st exit onto A39, at Halloon Roundabout, take the 4th exit and stay on A39 at Trekenning Roundabout, take the 3rd exit and stay on A39, at Winnard's Perch Roundabout, take the 2nd exit and stay on A39, turn left, turn right, turn left onto A389, Gwent cottage will be on the right, paring to the right down the lane.

SITUATION

The property is located in the heart of sought-after village, St Issey. It is surrounded by an array of picturesque, countryside walks leading down to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant and church dating back before the 1800's. Nearby The Ring O' Bells and Pickwicks pub. Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 11.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

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.

LETTINGS - PETS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1000 pcm exclusive of all charges. DEPOSIT: £1153 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 £33,000 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANTS FEES

This is to reserve a property and set off against the first month’s rent and deposit.
The Holding Deposit of £230.00 (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.

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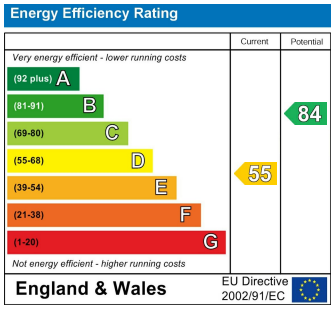








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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