

STAGS

64 Centenary Way, Threemilestone, Truro, Cornwall TR3 6FH

A modern and well presented, four bedroom detached home located within a sought after and popular suburb on the fringes of Truro city.

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

• Detached property • Four Bedrooms • Garage & Parking • Gas Central Heating • Double Glazing • Pets considered by negotiation • 12 months plus • Deposit £1903 • Council Tax Band D • Tenant Fees apply

£1,595 Per Month

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THE PROPERTY COMPRISES
Built circa 2016 by the well regarded national home builder Bovis Homes, this modern and well proportioned four bedroom detached property offers a wonderful opportunity to acquire a family sized home on a convenient and well regarded development. The property is located on the out fringes of Truro city centre with superb access for Truro College, Treliske Hospital and fine countryside walks in the nearby Halbullock Moor Nature reserve.

The home benefits from all the mod-cons one would expect from a property of this age. Further benefits include gas central heating and double glazing.

ENTRANCE
A bright entry to the small hallway with entry to a downstairs WC, storage cupboard, kitchen and lounge diner.

WC
A small downstairs cloakroom located as you enter the property on the right.

KITCHEN 11'6" x 9'4"
A spacious fully fitted kitchen to the front of the property with white wall and base units. Integrated fridge/freezer, dishwasher and washing machine.

LOUNGE/DINER 17'5" x 16'7"
A large lounge/dining room situated at the rear of the property overlooking the rear garden and enjoying views from the patio doors and window to the rear garden.

BEDROOM 1 14'6" x 9'9"
To the rear of the property, this is a good sized double with a modern en-suite shower room

BEDROOM 2 9'10" x 8'5"
Another double bedroom to the front of the property.

BEDROOM 3 10'11" x 6'9"
A single bedroom at the rear of the property.

BEDROOM 4 8'9" x 6'6"
A single bedroom at the front of the property.

FAMILY BATHROOM
A spacious family bathroom with shower over the bath.

OUTSIDE
To the immediate front is a small garden area laid to loose chippings. To one side of the property is a driveway providing secure, off street parking which leads to a single garage which has a metal up and over door and convenient high level storage space whilst the adjacent side has a pathway with secure gateway leading to the rear.

To the rear is a well proportioned garden laid predominantly to lawn with a small paved patio space. The garden is securely fence enclosed making ideal for pets and children with well establish trees providing screening and backdrop.

SERVICES
Mains water supply, drainage, gas and electricity connected.
Broadband: Ultrafast download1800 Mbps. Ultrafast upload 1000 Mbps (Ofcom).
Mobile phone: EE, O2 and Vodafone good outdoor. Three Variable outdoor

DIRECTIONS
Exit Truro heading westbound towards Threemilestone, at the Truro College roundabout proceed straight on taking the next left turning into Higher Besore Road and continue past the rear entrance/ exit of Richard Lander School. Continue to the end of this road where Centenary Way can be found, the properties are reasonably clearly numbered and 64 can be found towards the bottom part of the development on the right hand side.

SITUATION
Located on the favoured western side of Truro in the outlying suburb of Gloweth, the property is conveniently located for Treliske hospital and Truro College, both by foot are within 15 minutes walk and Truro city centre two miles away by car.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

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: £1595 pcm exclusive of all charges. DEPOSIT: £1840 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 £47850 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 & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £368 (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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