

STAGS

Oak Tree House Bissick Manor, Ladock, Truro, Cornwall TR2 4PG

An attractive detached, modern four-bedroom village home, ideally positioned in a peaceful yet central location.

Truro - 7 miles St Austell - 14 miles North Coast - 11 miles

• Private Village Setting • Detached four bedroom home • Master En-Suite • Utility • Spacious kitche/dining room • Pets considered by negotiation • 12 months plus • Deposit £2307 • Council Tax Band D • Tenant fees apply

£2,000 Per Month

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THE PROPERTY COMPRISES
The property occupies a peaceful, tucked-away position whilst enjoying a central village location.

ENTRANCE
A welcoming entrance hall with attractive wood flooring and stairs rising to the first floor.

LOUNGE 14'0" x 13'0"
A spacious, carpeted lounge positioned at the front of the property, enjoying plenty of natural light.

KITCHEN/DINING ROOM 23'1" x 12'11"
Situated to the rear of the property, the impressive kitchen/dining room is exceptionally spacious, bright and modern. The kitchen is fitted with a stylish island incorporating a wine cooler and complemented by wooden worktops. A further four-pane window and double doors provide an abundance of natural light and open directly onto the outside patio, creating an ideal space for both everyday living and entertaining.

UTILITY/WC 8'6" x 6'11"
A useful utility area is conveniently located off the kitchen, with a separate downstairs cloakroom leading off.

BEDROOM ONE 12'11" x 12'7"
Bedroom one is a generously proportioned double bedroom situated at the front of the property.

EN-SUITE SHOWER ROOM
A spacious, contemporary shower room, conveniently accessed directly from bedroom one.

BEDROOM TWO 12'7" x 11'5"
Bedroom two is a generously sized double room situated to the rear of the property.

BEDROOM THREE 12'0" x 10'2"
A further well-proportioned double bedroom positioned at the front of the property.

BEDROOM FOUR 12'4" x 9'10"
Bedroom four is a well-proportioned double bedroom overlooking the rear of the property.

FAMILY BATHROOM
The spacious family bathroom is fitted with a white suite, including a bath with shower over.

OUTSIDE
The property benefits from an attractive, enclosed rear garden, thoughtfully landscaped with Cornish stone terraces to create a delightful outdoor space, ideal for family enjoyment, children's play and entertaining. The garden further benefits from a summer house and hot tub, offering the perfect spot to relax and unwind. To the front, there is private off-road parking together with a good-sized integral garage

PARKING
There is parking for two spaces outside the property with more parking nearby.

SERVICES
Council Tax Band - D
Mains drainage, electricity and metered water.
LP Gas central heating.
Flood Risk - Very Low.
Conservation Area - No.
Broadband: Basic and Superfast are available (Ofcom).
Mobile phone: 02, Vodaphone, EE and Three likely (Ofcom).
Satellite and Fibre - Sky and BT are available.

DIRECTIONS
From Truro proceed east on the A390 towards Probus and St Austell. After approximately five miles, turn left signposted to Ladock. Continue into the village, passing the parish church and village amenities. Proceed through the centre of the village turning left over the bridge just after the public house which is on the right hand side. After crossing the small river take the right hand turning onto an unadopted lane signposted ' Playfield and Community Hall Parking' where the property can be found on the left hand side.

SITUATION
The property is tucked away yet in the centre of the village.

The cathedral city of Truro is 7 miles away offering a wide range of shopping and recreational facilities and amenities as well as a station on the London Paddington line. Ladock is a great location, offering easy access to the surrounding countryside, nearby villages, the town of St Austell, as well as the beautiful beaches of the south coast of Cornwall.

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: £2000 pcm exclusive of all charges. DEPOSIT: £2307 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 £60,000 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 & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £461 (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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