

"Estate Agency is evolving...evolve with us"



17 Stret Trystan, Newquay TR8 4FD

£1,300 Per month

AVAILABLE FROM APRIL 2025, IS THIS IMMACULATE THREE BEDROOM FAMILY HOME ON THE STUNNING DEVELOPMENT OF NANSLEDAN. PEPECT FOR ANY FAMILY WITH AN OPPORTUNITY TO BENEFIT FROM A ENCLOSED REAR GARDEN, ONE ALLOCATED PARKING SPACE & A GARAGE.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

01637 877754

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DESCRIPTION:

This immaculate, three bedroom family home is situated on the modern family friendly development of 'Nansledan' on the fringes of Newquay. Boasting a mixture of pastel-coloured houses and apartments a 'land mark' Primary School and a range of inviting shops and cafes Nansledan creates a real community feel.

This modern property is contemporary in design and benefits from many modern features including an ultra modern kitchen/diner with integrated appliances allocated parking, garage and a large enclosed rear garden.

The Duchy's aim is to create well built homes of distinction on an estate that creates a sense of community and comfortable living for all of it's residents in the form of schools, shops, and doctor's surgeries all situated conveniently to access many other outlying areas of Cornwall given its road network and public transport links.

The landlord will consider one pet at this property, but this is at the landlords discretion.

A non-refundable holding deposit of £300 is required once an application proceeds to referencing. This amount will be deducted from the first months rent upon commencement of the 12 month tenancy.

EPC rating: B

Rent £1,300

Security Deposit £1,500

Council Tax - Band C

*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc.

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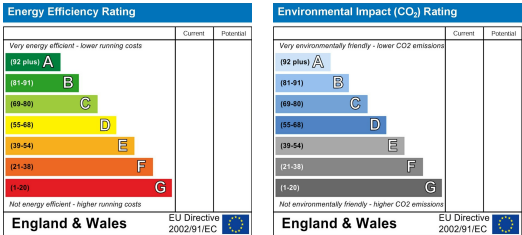
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FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.