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**15a Halt Road, St. Newlyn East TR8 5LL**

**£1,000 Per month**

A BRILLIANT EXAMPLE OF A ONE YEAR OLD TWO-BEDROOM COTTAGE LOCATED IN THE HIGHLY DESIRABLE, CONVENIENTLY POSITIONED VILLAGE OF ST NEWLYN EAST. THIS PROPERTY HAS DRIVEWAY PARKING AND A NEAT ENCLOSED SOUTH WESTERLY FACING GARDEN, IDEAL FOR FTB OR AS A HOLIDAY HOME OFFERED WITH NO ONGOING CHAIN

**PROPERTY TYPE:** House - End Terrace

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

**FEATURES:**

- GORGEOUS TWO DOUBLE BEDROOM COTTAGE
- ENCLOSED, LOW MAINTENANCE 'SUN-TRAP' SOUTH WESTERLY FACING GARDEN
- DRIVEWAY PARKING
- AIR SOURCE HEAT PUMP
- QUAIN VILLAGE LOCATION
- ELECTRIC CENTRAL HEATING

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#### DESCRIPTION:

Available Immediately is the outstanding two bedroom cottage with one car parking.

This property offers a superb standard of accommodation with a real feel of luxury throughout. The finish is high quality complimented by a sleek kitchen and bathroom with sumptuous carpets.

The front door opens into the kitchen diner with stairs to the first floor and is open-plan to the lounge area which is dual aspect and filled with natural light. Practically, the kitchen area is a great size with a generous range of white gloss units with space for a dishwasher. The fridge, oven and electric hob are integrated. A breakfast bar loosely splits this area and creates a great social spot to enjoy breakfast on the run or a glass of wine with friends. There's ample space in this area for cooking, dining and relaxing and with the doors open, the patio entices you out to the southerly facing garden which really is just an extension of the living space.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both are presented to a superb standard with luxury carpets. The second bedroom is currently arranged as a dressing room/walk in wardrobe but is a great size double bedroom if required.

This property has upvc double glazed windows and electric heating powered by an air source heat pump the boiler is located in the cupboard off from the landing.

Externally, at the front there is parking for one car and at the rear the fully enclosed garden is south westerly facing and private with a astro-turfed area and a good size patio with access to the front.

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

A non-refundable holding deposit of £230 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 £1000  
Security Deposit £1150  
Council Tax - Band B

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

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Kitchen Area  
4.17m x 3.53m (13'8 x 11'7)

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Lounge Area  
3.84m x 3.53m (12'7 x 11'7)

.

Cloakroom  
1.52m x 0.84m (5'0 x 2'9)

.

Bedroom 1  
3.56m x 2.51m (11'8 x 8'3)

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Bedroom 2  
3.51m x 2.74m (11'6 x 9'0)

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Bathroom  
2.57m x 1.52m (8'5 x 5'0)

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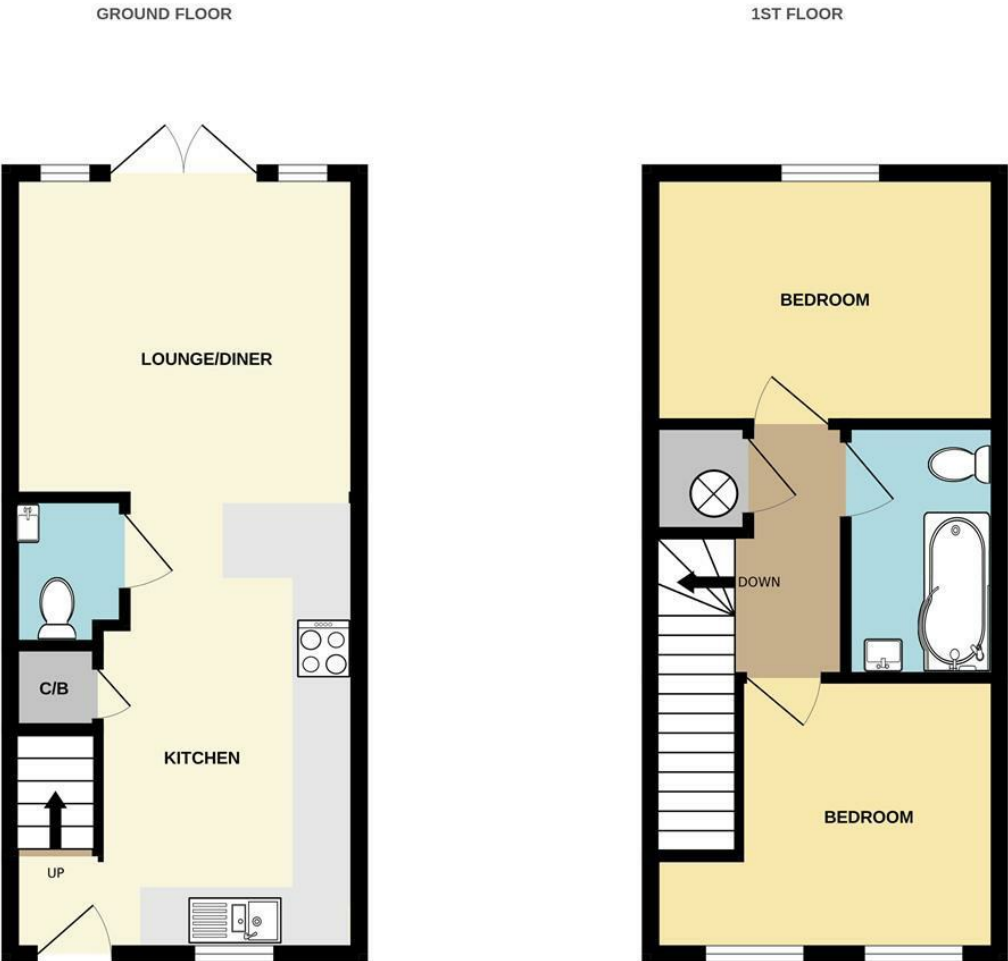
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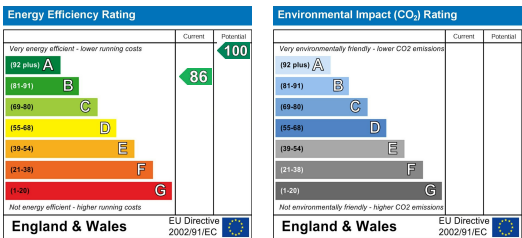
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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