

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



**17 Stret Pelyas, Newquay TR7 3GJ**

**£1,350 Per month**

**\*\*APPLICATIONS HAVE NOW CLOSED FOR THIS PROPERTY\*\***

AVAILABLE IMMEDIATELY IS THIS IMMACULATE 3 BEDROOM SEMI-DETACHED FAMILY HOME ON THE STUNNING DEVELOPMENT OF NANSLEDAN. PERFECT FOR ANY FAMILY WITH THE OPPORTUNITY TO BENEFIT FROM A LARGE ENCLOSED REAR GARDEN, DRIVEWAY PARKING & A GARAGE.

**\*\*AS OUR PHONE LINES ARE EXTREMELY BUSY, TO ENQUIRE ABOUT A VIEWING PLEASE NAVIGATE TO THE EMAIL AGENT TAB ON THE LISTING AND FILL OUT THE SHORT FORM AND ONE OF OUR AGENTS WILL BE IN CONTACT WITH YOU.**

**PROPERTY TYPE:** House - Semi-Detached

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

**FEATURES:**

- 3 BEDROOMS
- KITCHEN DINER
- COUNCIL TAX BAND C
- DRIVEWAY PARKING
- GARAGE
- SOUTH FACING ENCLOSED REAR GARDEN
- IMMACULATE THROUGHOUT

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#### DESCRIPTION:

**\*\*APPLICATIONS HAVE NOW CLOSED FOR THIS PROPERTY\*\***

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Available immediately is this immaculate, 3 bedroom semi-detached house on Stret Pelyas is situated on the modern family friendly development of 'Nansledan' on the new Rialton side 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 stunning property is contemporary in design and benefits from many modern features including an ultra modern kitchen/diner, garage & driveway and a large enclosed rear garden that benefits from the sun from the break of dawn.

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.

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EPC rating: B  
Rent £1,350  
Security Deposit £1,550  
Council Tax - Band C

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

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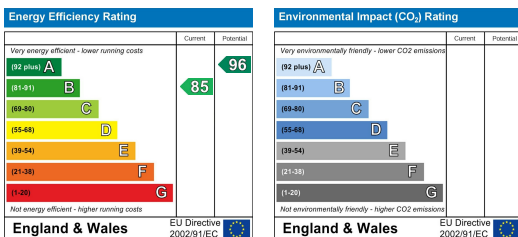
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FLOORPLAN:



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