

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



66 Leader Road, Newquay TR7 3HJ

£1,250 Per month

AVAILABLE FROM EARLY AUGUST ON A LONG-TERM LET IS THE SPACIOUS, THREE BEDROOM FAMILY HOME IN THE POPULAR RESIDENTIAL AREA OF ST COLUMB MINOR .

****OUR TELEPHONE LINES ARE EXTREMELY BUSY AT PRESENT SO PLEASE ENQUIRE VIA THE ONLINE RIGHTMOVE & ZOOPLA 'EMAIL AGENT' TAB. ONE OF OUR AGENTS WILL THEN BE IN TOUCH.**

PROPERTY TYPE: House

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

FEATURES:

- 3 BEDROOM FAMILY HOME
- HUGE, ENCLOSED SOUTH FACING GARDEN
- POPULAR RESIDENTIAL LOCATION
- WALKING DISTANCE OF TREVIGLAS ACADEMY
- GAS CENTRAL HEATING
- AVAILABLE FROM AUGUST 2025

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Situated in St Columb Minor on the fringes of Newquay is this spacious, three bedroom family home that offers any family the perfect rental property.

Featuring a large South facing, enclosed rear garden and allocated parking, this really is a great example of a good family home that is presented to a good modern standard,

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

Monthly Rent: £1300 pcm, excluding all bills

Security Deposit: £1500

EPC Rating: E

Council Tax Band: A

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.

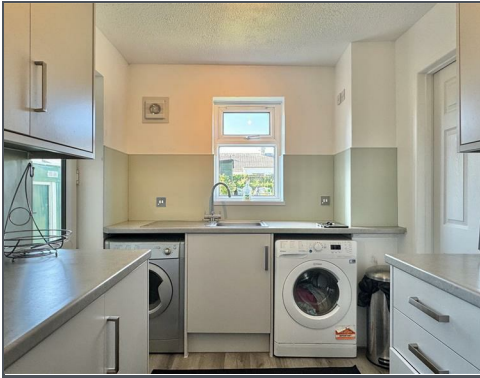
Tenants are responsible for all bills including Gas, Electric, Water, Council Tax, TV licence, Broadband etc through the duration of the tenancy.

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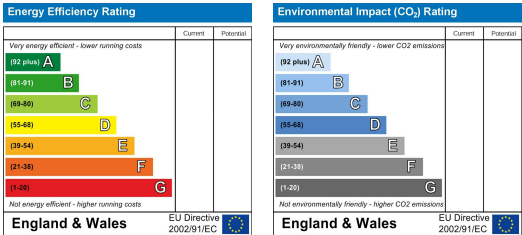


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FLOORPLAN:



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.

