





NEW 3 BEDROOM HOUSE AVAILABLE FOR RENT

(Unfurnished)

54 Harvenna Heights, Lowen Praze, Fraddon TR9 6FX

Suitable applicants are invited to apply for this brand new property which will be available on a standard Assured Shorthold Tenancy Agreement.

Main features:

- New three-bedroom linked house
- Ouiet location at end of estate
- Attractive entrance hall
- Fully fitted quality kitchen
- Master bedroom with en-suite
- 2 + parking spaces
- Rear patio with outstanding views
- Secluded secure garden at rear
- Modern eco heat pump heating
- Double glazed throughout
- Close to Newquay, A30, A39
- Mains smoke/fire alarms throughout

Deposit: £1000.00 Monthly rent: £880.00

Financial/character search: £Nil

Contact for application:

D. Pitman 01637 880041

07966 400486





Quality wood veneer floor. Downstairs cloakroom. Under stair cupboard. Carpeted stairs. Recessed energy efficient LED spotlights in bathroom.

Large Entrance hall:





Kitchen & Dining Room 16'7" x 8'5" (5.05m x 2.57m). Range of quality base and wall mounted units with roll edge work surfaces. Integrated Indesit oven, induction hob, extractor hood, fridge, freezer, dishwasher and washing. machine. 1.5 bowl sink with mono bloc tap. Amtico wood effect flooring throughout. Recessed energy efficient LED celling spotlights in kitchen.





Lounge16'7" \times 10'2" (5.05m \times 3.1m).

Fully carpeted.

Two radiators.

Patio doors to rear with west and north west scenic views.







Bedroom I 13'1" x 10'2" (3.99m x 3.1m)

Scenic views out towards coastline.

En suite WC and shower.

Ceramic wall tiles.

Glass shower screen.

Chrome mono bloc taps.

Thermostatic shower.

Vinyl floor covering.

Bedroom 2 28'5" x 7'4" (2.57m x 2.24m).

Bedroom 3 38'5" x 8'11" (2.57m x 2.72m).

Bathroom:

White suite.

Ceramic wall tiles.

Glass shower screen.

Chrome mono bloc taps.

Electric pump shower.

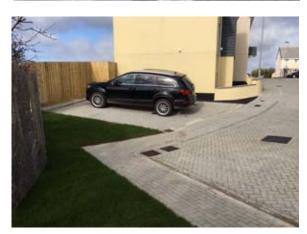
Towel radiator (runs off central heating).

Recessed energy efficient LED ceiling spotlights.









Nearby transport

- * St Coumb Road (6.7 miles) Quintrell Downs (4.2 miles)
- Roche (5.0 miles)
- 🛪 Exster International Airport (71.0 👃 Pacislow Ferry Landing (10.5 & Rock Padstow Ferry Landing
- ★ Cardiff Airport (98.3 miles) ☆ Bristol Airport (118.6 miles)
 - - J. Mevagissey Ferry Landing (10.8)

Nearby schools

Yew all schools in Comwall

- Indian Queens Community Primary School and Nursery (0.2
- Comeal Calege (7.3 miles) Truro and Penwith College (11.4 Summercourt Community Primary TUTC Plymouth (33.5 miles)

- School (2.0 miles) 5t Dennis Primary Academy (2.4
- Note: Distances are straight line measurements

- Drannel School (4.1 miles)
- Newquay Tretherras (5.7 miles)

Outside front

End of estate position so quiet with no through traffic.

Outside light at the front door.

Small front walled garden laid to lawn.

Further lawn along the fence and parking area.

Parking for two cars alongside the house plus further large area for parking/turning.

Outside back

A good size patio extends along the rear of the garden, enjoying outstanding views and midday/afternoon sun. Steps lead to the garden which is laid to lawn.

There is an outside water tap near to the gate and an outside light above the patio door.

Parking

Room for two plus cars with a turning area alongside.

Transport:

Easy access to the A30, A39. Near to Newquay, St Austell, Truro.

Specification Inside:

- * Built & finished to the highest standard
- *10 year premier new home warranty.
- * Modern, efficient heat source pump heating system
- *Timer controlled central heating
- * Radiators throughout with thermostatic valves
- * Ample TV and phone points in all rooms
- * Parking for two (or more) cars
- * Delux fully fitted kitchen including : Induction hob, oven, fridge, freezer, washing machine, dishwasher, mixer taps, etc
- * Polished chrome door and window fittings throughout
- * Carpet throughout, except
- *Wood effect flooring: Kitchen, dining room, hall, cloakrooms
- * Recessed energy efficient LED spotlights: kitchen, bathrooms
- * Under stair cupboard lighting
- * Mains operated smoke detector

Specification Outside:

- * Outstanding views over the `cornwall countryside
- * Quiet, end of estate position
- * Sunny position
- * Small walled front garden
- * Good size patio area with metal railings
- * Secure rear garden laid to lawn
- * I.8m boundary fence.
- *Walkway at rear
- * Front and rear outside lighting.
- * External tap and power point.





Energy Performance Certificate



54, Harvenna Heights, Fraddon, ST. COLUMB, TR9 6FX

Dwelling type: Som-detached house Reference number: 8010-7407-4800-7917-0902 Date of assessment: 03 March 2017 Type of assessment: 5AP, new dwelling Date of carefloate: 03 March 2017 Total floor area: 65 m²

lee this document to

Compare ourrent ratings of properties to see which properties are more energy efficient

Find out how you can save energy :	and money by installing	improvement measures.

£ 171 over 3 years

£ 975 over 3 years

£ 502 over 3 years

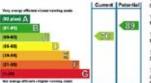
Estimated energy costs of dwelling for 3 years:		£ 1,668		
Over 3 years you could save			£219	
Estimated energy co	sts of this home	(
71	Current costs	Potential costs	Potential future savings	

£ 171 over 3 years

£ 975 over 3 years

These figures show how much the average household would spend in this properly fix flexibing, lighting and hold water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, compares and cookers, and electricity generated by nicrogeneration.

Energy Efficiency Paties



The graph shows the current energy efficiency of your

The higher the ruling the lower your fuel bills are likely to be

The potential rising shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Water is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

ctions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years £219
1 Solar water heating	E4,000 - 06,000	
2 Solar photovoltaic panels, 2.5 KVvp	\$5,000 - 68,000	£900



VIEWING

Ring or email to make an appointment to view.

APPLICATION AND CREDIT CHECK

We will need to take up character and financial references for this property letting application. This will be undertaken in confidence (at no charge) for those applicants who have the basic requirements ie:

Steady employment record

Reasonable income to service the monthly payment

Record of previous payment of rent

Record of previous payment for utilities

The Credit Check Form is on the website as a PDF. You can print and fill in the form and either post to the address below or ring and arrange to meet at the property.