

“STRAWBERRY COTTAGE”

3 PORTHERRAS CROSS, PENDEEN
CORNWALL TR19 7DY



Key features:

Sea views at back
Three bedrooms
Two reception rooms
Newly fitted kitchen
Newly fitted bathroom suite
New carpets, curtains, blinds
Double glazed
Oil fired central heating system
Good sized front garden
Rear secluded walled garden
Large parking area at rear.
Viewing essential

Offered UNFURNISHED
but with some white goods

All Correspondence to:
Strawberry Property Management
Woodlands, Black Cross, Newquay TR8 4LU
Tel: 01590 645082 / 01637 880041 Mob: 07966 400486
www.strawberryletting.co.uk
david@strawberrymarketing.com

TO LET

“STRAWBERRY”

Strawberry Property Management is pleased to offer to let this UNFURNISHED double fronted, three bedroom end of terrace property. Formerly a miners cottage it features thick stone walls, mature front garden, secluded rear garden, sea views from the rear, and a large kitchen area. The property has been completely refurbished with new carpets, new central heating system, new bathroom, new kitchen. Double glazed throughout.

At the rear there is a private parking area suitable for two/three cars.

Pendeen local shop and infants and junior school is just a short walk away.

DOWNSTAIRS

A small front entrance way leads to the good size front lounge on one side and a smaller dining room on the other side. The corridor leads to a large and comfortable kitchen/day room area, with a feature wood burning stove.

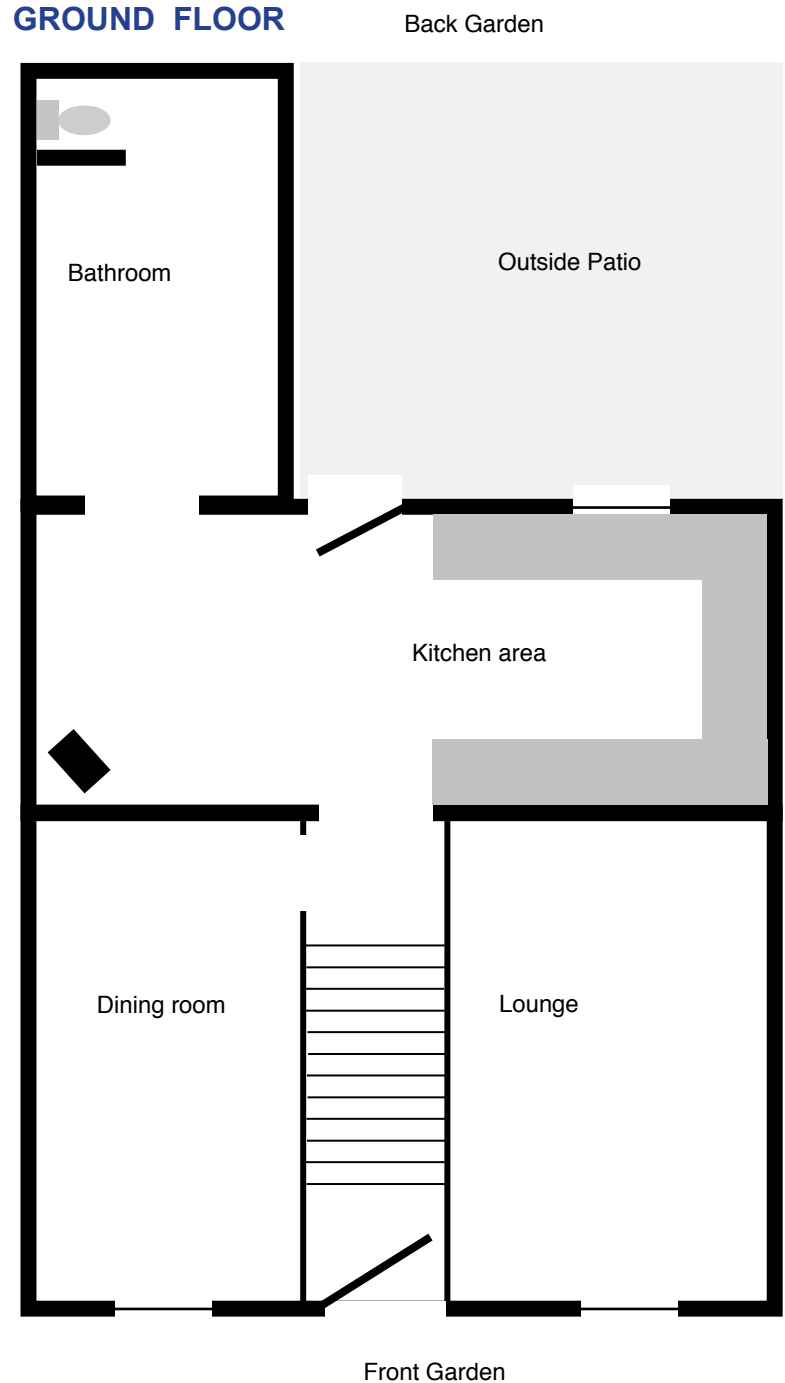
The fitted kitchen features ceramic hob, electric oven, fridge freezer and numerous storage cupboards. Off to one side is the door to the bathroom and toilet, where the oil fired boiler is positioned.

The back door leads to the secluded walled rear garden, with an outside wooden shed for tools and bikes.

All rooms are fitted with curtains/blinds and carpets.

“STRAWBERRY COTTAGE”

GROUND FLOOR



UPSTAIRS

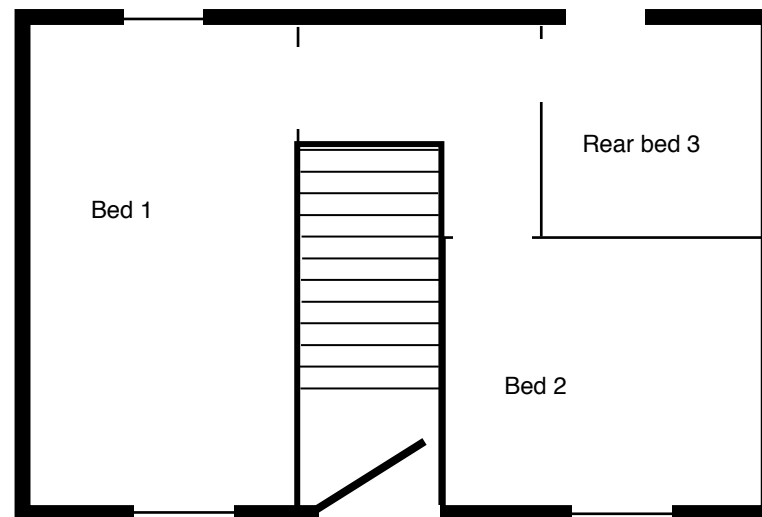
A staircase leads to the first floor with large main bedroom to left. To right is a front bedroom and small rear bedroom. The main and small bedrooms enjoy views out to sea.

LOCAL AREA

Just a short distance from the back gate is the famous Pendeen Lighthouse and the North Cornwall coastal path.



FIRST FLOOR





LOUNGE

The lounge has a feature electric fire in addition to the central heating. Open beam ceiling, carpets and blinds.



DINING ROOM

There is a storage cupboard under the stairs. A staircase from the front door leads to the first floor landing. Includes carpets and blinds.





BEDROOM 1

A good sized, double aspect room with views out to the front and rear to the Atlantic. Carpets and blinds.



BEDROOM 2 & 3

Bedroom 2 is smaller but still large enough for a double bed if required.

Bedroom 3 is ideal for a single bed and has rear views out over the Atlantic.





KITCHEN

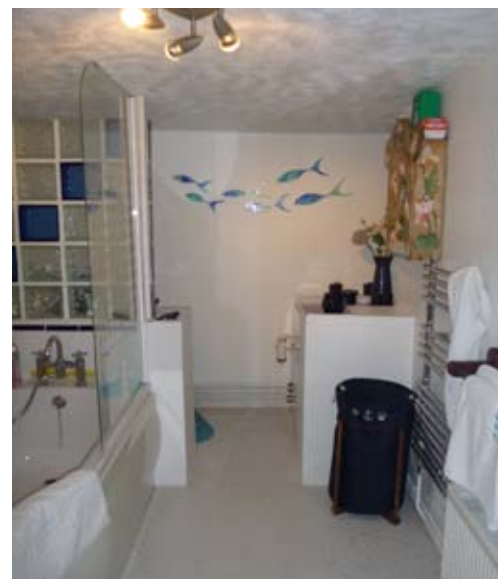
Large area with all modern appliances, This is a very light room with plenty of afternoon sunshine and views out into the West Atlantic. Includes electric cooker, electric hob, fridge (freezer, new washing machine by arrangement), plenty of storage cupboards, breakfast bar.

FAMILY AREA (KITCHEN

A large area adjacent to the kitchen area, ideal for dining or relaxing. It features a wood burning stove which gives out a large amount of heat when required.

BATHROOM

Features white tiled floor, a bath (with shower attachment), Toilet area, boiler, heated towel rail and radiator. Wash hand basin





REAR GARDEN

A secluded and secure walled garden at the rear with patio BBQ area. Also a garden storage shed. Path to gate and rear drive, and private parking area.

LOCAL AREA

Pendeen Stores, the local shop, school and community centre is just a short walk away.

SERVICES

Council rates: Band B (£1182 for 2015)

Electricity : On meter, quarterly paid

Water : On a meter

Oil : Central heating supplied via storage tank.

Content to be agreed at start of tenancy and refilled to mark at end.

RENT

£770 per calendar month

6 Month Assured shorthold Tenancy agreement

£770 deposit required (DPS Scheme)

LIMITATIONS

Pets at landlords discretion only.

No un-waged.



CONTACT AND VIEWING

David & Danielle Pitman

Strawberry Property Management

Woodlands, Black Cross, Newquay TR8 4LU

Tel: 01637 880041 / 01590 645082 Mob: 07966 400486

www.strawberryletting.co.uk

david@strawberrymarketing.com