



Ocean Retreat , Trethevy, Tintagel, Cornwall PL34 0BG

Semi detached bungalow with superb sea views.
Available to rent on a long term tenancy.

Tintagel 1.5 miles - Boscastle 2.5 miles - Bude 16.5 miles

• Open Plan Kitchen/ Living Room • 2 Bedrooms & Study/office • Garden & Parking • Sea Views • Available October • Pet Considered • Long term tenancy • Deposit: £1269.00 • Council Tax band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front door leading into:

PORCH

Door leading into:

OPEN PLAN KITCHEN/ LIVING ROOM

Kitchen area: Range of wall and base units, 1.5 bowl sink unit, integrated electric cooker and electric hob with extractor hood over, integrated dishwasher, under counter fridge and freezer. Tiled flooring, window to the front with views of the sea. Door to: UTILITY/ STORE CUPBOARD with space for washing machine and tumble dryer. Door to rear garden.

Living Room: Electric fire, electric heater, large window to the front with sea views, double doors to rear garden, built in shelving, wall mounted television (if tenant requires), smoke alarm, door to:

INNER HALLWAY

Electric heater, smoke alarm.

BEDROOM 2

Double, electric heater, fitted bed side tables and wardrobe, wash hand basin, window to the front with lovely sea views.

BEDROOM 1

Double room, fitted furniture, electric heater, window to the front with lovely sea views, door to small store and:

ENSUITE BATHROOM

White WC, wash hand basin set in vanity unit and bath with shower attachment. Obscured window, heated towel rail, wall mounted electric heater, tiled walls and flooring, built-in cupboard housing hot water cylinder.

SHOWER ROOM

White WC, wash hand basin set in vanity unit and cubicle with mixer shower. Heated towel rail, electric wall heater, obscured window, tiled flooring and walls.

STUDY/ COT ROOM

Window to rear, electric heater.

OUTSIDE

To the front of the property is off road parking for 4 cars and a terrace leading to the front door.

To the rear of the property is an enclosed garden with patio and steps leading up to a lawned area

SERVICES

Mains electricity & water.

Private drainage (shared, payable by L:L).

Council Tax band: B (C.C).

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, Vodafone & Three- Limited, O2- Likely. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property is situated in an Area of Outstanding Natural Beauty on the North Cornish coast, between the villages of Boscastle and Tintagel. Each village has a post office/general stores catering for day-to-day needs. Camelford, some 6

miles distant, has local shops, butchers, post office and a small Co-Op. Wadebridge, Bude, Bodmin and Launceston are between 16 miles and 20 miles distant. The nearest mainline railway station is Bodmin Parkway. From Launceston there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter.

DIRECTIONS

From the A39 proceed onto the B3263 to Boscastle. Continue through Boscastle, following New Road and Doctors Hill out of the village. Continue along this road, entering Trethevy, for approximately 1.5 miles and the property can be found on the left hand side opposite the car park for St Nectans Glen.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1269.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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