

STAGS

Westley House Trethevy, Trethevy, Tintagel, Cornwall PL34 0BG

Spacious family property with superb views over the picturesque North Cornish coastline.

Tintagel 1.5 miles - Boscastle 2.5 miles - Bude 16 miles

• Far Reaching Coastal Views • 4 Bedrooms • Gardens • Off Road Parking • Available October • Pet Considered • Long term tenancy • Deposit: £1903.00 • Council Tax band: E • Tenant Fees apply

£1,650 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Wooden flooring, stairs rising to first floor, radiator, under stair storage cupboard.

LIVING ROOM 13'3" x 18'8" approx

Window to the front overlooking the garden and coastline, windows and doors to conservatory, radiator, wood burner set in stone fireplace, wooden flooring. Door to:

OFFICE 7'10" x 18'3"

Wooden flooring, double doors to either end of the room.

CONSERVATORY

Windows to rear and sides, double doors to patio area, tiled floor.

BEDROOM 4/PLAY ROOM 6'11" x 10'11"

Small double room, window to front with coastal views, radiator.

KITCHEN/DINER

Range of fitted wall and base units with integrated fridge freezer, dishwasher and washing machine. Rangemaster with ceramic hob and extractor hood above, double sink unit, windows to front and rear, radiator.

DOWNSTAIRS SHOWER ROOM 6'7" x 6'1"

White WC, wash hand basin and cubicle with electric shower and tiled surround. Obscured window to the rear, radiator, extractor fan, electric fan heater.

FIRST FLOORING LANDING

Window to the front with far reaching coastal views, built in cupboard with shelving, radiator.

BATHROOM

White suite comprising WC, wash hand basin and bath with screen and electric shower over. Tiled flooring and part tiled walls, radiator, obscured window to the rear.

MASTER BEDROOM 16'5" x 10'5"

Double room, dual aspect with coastal views to the front, radiators, built in storage cupboard, door to:

ENSUITE SHOWER ROOM 7'8" x 4'6"

White WC and wash hand basin, large cubicle with mixer shower, tiled walls and flooring, ladder style heated towel rail.

BEDROOM 2 16'4" x 8'3"

Double room, radiators, dual aspect with coastal views to the front.

BEDROOM 3

Single room, window to rear, radiator.

OUTSIDE

To the front of the property is a driveway providing off road parking for 3-4 cars. There is a lawned garden with steps leading from the driveway to the front door.

There is access from the driveway to the rear patio area, enclosed by a small fence and gate. From the patio is steps leading up to a lawned garden bordered with mature plants and shrubs.

SERVICES

Mains water & electricity.
Private drainage (septic tank).
LPG central heating.
Council Tax band: E (C.C)

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE & Three, Vodafone- variable. O2- Limited. External - EE, Three, O2 & Vodafone- Good.

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. As you enter Trethevy take the first left hand turning, the property is the first on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available October. RENT: £1650.00 pcm exclusive of all charges. DEPOSIT: £1903.00 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. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.

AGENTS NOTE

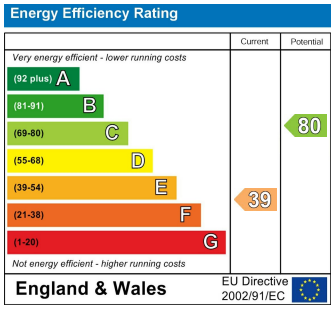
The single garage at the property is NOT included with the let.

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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.



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STAGS

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