



**DUCHY *of* CORNWALL**

**TO LET**



**THE OYSTER BOAT HOUSE, PORT NAVAS, CORNWALL**

**2 BEDROOMS REVERSE LEVEL**

**STUNNING LOCATION**

**£895 PCM**

## **Introduction**

The Duchy of Cornwall is offering to let for an initial six month term on an Assured Shorthold Tenancy, a 2 bedroomed reverse level Creekside home in a truly unique location. The property was extensively refurbished in 2018 and benefits from oil central heating and stunning views.



## **Location**

Port Navas is a very small village at the head of a short creek running off the Helford River. There are many opportunities for water sports and other leisure activities in the area.

The popular town of Falmouth is 7 miles away and has a range of shops and other facilities.

## **Internally**

The property is accessed via external steps and the door leads into the kitchen area which is well served with units and worktop space. There is useful under eaves storage.

The whole of the upstairs is open plan and the kitchen leads into the living area which has fantastic views over the creek via the French doors at the end. The wood floor runs throughout the upper floor. There are further storage cupboards under the eaves and a radiator keeps the area warm and cosy.

Downstairs there are 2 bedrooms, both doubles and a shower room which also houses the central heating boiler. There is a stable door giving access outside from one of the bedrooms.

## **Outside**

The Boat House sits in its own small garden (a neighbour has a right of way through to access their boat house). The oil tank is situated in the garden and there is a paved area for sitting and taking in the view on a sunny day.

Adjacent to the entrance door is a useful external utility area with stainless steel sink and space for washing machine.

To the front is a secure storage area, useful for paddleboards etc, with an electric door and there is parking for one car in front of the door.



### **Services**

Mains electricity

Oil central heating

Water - mains water

Private drainage - due to the location the tank is sealed to prevent leakage into the River. The tank requires regular emptying at a cost of approximately £600 per time.

Although the property is unfurnished, carpets and flooring are supplied.



### **Tenure**

The property is to be let on an Assured Shorthold Tenancy Basis. The property will be let unfurnished.

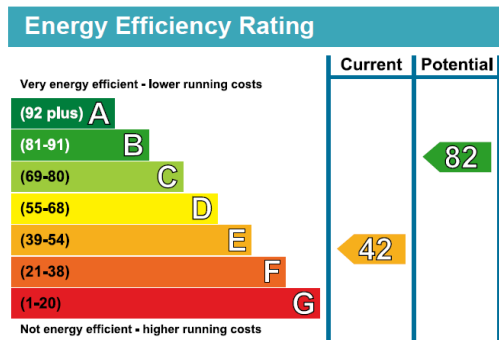
Credit and personal references will be taken and right to rent checks carried out prior to the agreement being drawn up and the offer will remain subject to contract and references.

### **Deposit**

A deposit equal to five weeks rent will be due before taking occupation. Pets will be considered on an individual basis.

## EPC

The property currently has an E rating.



## Council Tax

The property is rated Band D for Council Tax, which has an annual charge of £1,971.50 (2021/22).

## Points to Note

The Landlord's oysterage premises is adjacent to the property and is currently unused. However it will be redeveloped to bring it back into use and there will be some disruption as a result. This will be kept to a minimum.

There is a Regatta in the Village each August and it is tradition that the tenants of the property allow the Regatta to access the electricity supply for the event.

As mentioned previously, there is a right of way in favour of a neighbouring property of the garden area.

## Misrepresentation Disclaimer

Whilst every effort has been made to ensure the accuracy of these particulars they are produced as a general guide only and do not constitute any offer or part of any offer or contract. All descriptions, dimensions and/or references to condition and the necessary permission for use and occupation and other details herein are given without responsibility and any prospective tenants must satisfy themselves by inspection or otherwise as to correctness.

Before entering into any tenancy the condition and contents of the property will be set out in a tenancy agreement, inventory and schedule of condition.

If you are offered the property please ensure you carefully read, understand and agree with the tenancy agreement, inventory and schedule of condition before signing the documents.

## Money Laundering

Prospective tenants will be required to produce identification documentation during the referencing process and we ask for your co-operation in order to prevent delay in providing the tenancy agreement.

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