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Residential Lettings



Ebenezer Chapel East,
Navarino, North Petherwin, Launceston,

Part of converted chapel with courtyard and parking. Available to rent on 6 month renewable tenancy.

• Open Plan Kitchen/living • 2 Double Bedrooms • Bathroom • Courtyard Garden • Parking • Pets Allowed • Available October • Tenant Fees Apply •

£595 per calendar month

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

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ACCOMMODATION TO INCLUDE:

Shared access to front door, leading to:

OPEN PLAN KITCHEN/LIVING

Kitchen Area: Range of oak effect wall and base units with granite effect work surfaces and tiled splash backs, integrated electric oven and hob with stainless steel extractor fan over, wood laminate flooring, under stair storage cupboard, fuse box, stainless steel sink unit, space and plumbing for washing machine and fridge freezer, space for dishwasher, down lighters, stairs to first floor.

Living Area: Wood laminate flooring, radiator, wood burner on slate hearth, down lighters, door leading to courtyard garden.

BEDROOM 1

Double, radiator, window.

BATHROOM

White suite comprising, wash hand basin with tiled splash back, WC and bath with tiled surround and shower attachment, wood laminate flooring, radiator, light with shaver point, extractor fan.

BEDROOM 2

Double, radiator, windows to front and side, built in cupboard with shelving and hot water tank.

OUTSIDE

To the front of the property is parking for one car and to the rear is a courtyard garden.

SERVICES

Mains water, drainage and electric.
Council tax band - B

DIRECTIONS

From Launceston office, turn left on to Western Road and proceed along, bearing down the hill out of town. Continue straight through the traffic lights and at the mini roundabout proceed straight across and up the hill in front of you. Stay on the same road continuing towards Bude on the B3254. After approx 4 miles turn left towards North Petherwin and Tamar Otter Park (before the Countryman Inn). Follow this road into Navarino, passing the otter park and the property can be found on the left hand side.

LETTINGS

The property is to let on an initial six-month plus Assured Shorthold Tenancy. Rent: £595 per calendar month exclusive of all other charges. Deposit: £695 returnable at the end of the 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. Usual references required. No Smokers/DSS. Pets Allowed. Viewing strictly through the Agents. Available October.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending

and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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