



stags.co.uk

Residential Lettings



Violet Cottage, Treburley
Launceston, PL15 9PU

Unfurnished, character cottage located in peaceful village.
Available on 6 month renewable tenancy.

• Living Room • Kitchen • 2 Bedrooms • Garden & Storage Shed • Off Road
Parking Space • No Pets/Children • Available December • Tenant Fees Apply •

£500 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE:

Front door leading into:

ENTRANCE PORCH

With power and further door to:

HALLWAY

Smoke alarm and stairs rising to first floor.

LIVING ROOM

Window to front, NSH, exposed wooden ceiling beams, wood burner set in original fireplace on slate hearth.

KITCHEN

Wall and base units with work surfaces and tiled splash backs above, space for electric cooker, washing machine and fridge freezer, windows to rear, stainless steel sink unit, NSH and vinyl flooring.

UP TO:

BATHROOM

White suite comprising WC, wash hand basin and bath with shower over, windows to front and rear, NSH, light with shaver point, built in airing cupboard and wall mounted electric heater.

LANDING

NSH and smoke alarm.

BEDROOM 2

Small double room, window to rear.

BEDROOM 1

Double room, windows to front and side.

OUTSIDE

To the front of the property is a shared driveway providing an off road parking space for one car. There is a stone storage shed with light and an outside tap.
To the rear of the property is a lawned garden with patio area.

SERVICES

Mains electric, water and drainage.
Council Tax band: C (C.C).

SITUATION

The village of Treburley is situated approximately 5 miles from the former market town of Launceston. Launceston has a comprehensive range of facilities including schools, supermarkets, doctors, dentists and veterinary surgeries, places of worship, two light industrial estates and a leisure centre. At Launceston there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro. Exeter has an excellent range of shopping facilities, including department stores, cinemas, an international airport and main line rail station serving London Paddington. The city port of Plymouth is 25 miles to the south and benefits from a cross channel ferry service serving northern France and Spain.

DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 sliproad signposted to Okehampton, Callington and Tavistock. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off

the slip road and proceed over the flyover to the roundabout. At the roundabout go straight over (3rd exit) taking the A388 road south towards Callington and continue along this road for approximately 4 miles. You will then pass the Springer Spaniel pub on the right hand side, and after a short distance along take the right hand turn signposted for Industrial units. Take the next left turning signposted for Treburley and the property can be found a short distance along just past a stone shed on the right hand side.

LETTINGS

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT;£500 per calendar month exclusive of all charges. DEPOSIT;£600 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. Unfurnished. No pets/children. Available December.

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.





Kensey House, 18 Western Road, Launceston, Cornwall, PL15 7AS
Tel: 01566 771800
Email: rentals.launceston@stags.co.uk

