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Residential Lettings



## 5 The Beeches Launceston, PL15 9DL

Well appointed, ground floor flat in sought after town location. Available to rent on a 6 month renewable tenancy.

• Open Plan Living • 2 Bedrooms • Ensuite & Bathroom • Patio Area •  
Communal Gardens • No Pets • Available December • Tenant Fees Apply •

**£625 per calendar month**

**01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)**

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### ACCOMMODATION TO INCLUDE:

Entrance door leading into communal hallway with further door into:

#### ENTRANCE HALL

Radiator, telephone entry system, smoke alarm, wall lights, built in cupboard housing the gas fired boiler and fuse box.

#### BEDROOM 2

Double room, mirror fronted wardrobes, window to the side, built in wardrobe with hanging rail and shelf, radiator.

#### BEDROOM 1

Double room, built in cupboard with shelving, radiator, windows to the rear and side, wall lights, built in wardrobe with hanging rail and shelf, door to:

#### ENSUITE SHOWER ROOM

White WC and wash hand basin, large cubicle with mixer shower, tiled floor and part tiled walls, ladder style heated towel rail, light with shaver point.

#### BATHROOM

White suite comprising WC, wash hand basin and bath, large cubicle with mixer shower, tiled floor and part tiled walls, ladder style heated towel rail, light with shaver point, obscured window to the side.

#### OPEN PLAN KITCHEN/LIVING ROOM

Lounge/diner- 3 radiators, windows to the side and the rear overlooking the garden, wall lights.  
Kitchen- Range of wooden wall and base units with plate rack and glass fronted display cupboard and solid wooden work surfaces. Tiled floor, double doors and windows to the rear garden area, integrated electric double oven with gas hob and extractor hood above. 1 ½ bowl stainless steel sink unit, tiled splash backs, integrated washer dryer, under counter fridge and freezer.

#### OUTSIDE

To the front of the building is one allocated parking space. To the rear is a small patio area which belongs with the flat. Tenants would also have use of the communal garden areas.

#### SERVICES

Mains water, electricity and gas.

Council tax band: TBC (C.C).

Rent inclusive of garden maintenance, external window cleaning and communal hall cleaning.

#### SITUATION

The property is located in the sought after residential area of Windmill Hill, less than half a mile from the town centre with its numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and education facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks.

### DIRECTIONS

From the Launceston Office turn left out of the car park on to Western Road. Proceed along and take the right hand turn towards the town centre. Continue through the town centre along the one way system. After passing under Southgate Arch, turn right along Madford Lane. At the end of the lane bear left and head up Windmill Hill in front of you. Continue to the top of the hill and follow the road around where the development can be easily found on the left hand side.

### LETTINGS

The property is to let on an initial six-month plus Assured Shorthold Tenancy. Rent: £625 per calendar month exclusive of all other charges. Deposit: £725 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. No Pets. Viewing strictly through the Agents. 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.







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