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Residential Lettings



Rosebud Cottage, Bossiney  
Tintagel, PL34 0AX

Well presented, spacious property located in a small Cornish hamlet. Available to rent on a 6 month renewable tenancy.

• Living Room • Kitchen/Breakfast Room • Conservatory • Utility Room • 5 Bedrooms • Pet Considered • Available Immediately • Tenant Fees Apply •

**£1,200 per calendar month**

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## ACCOMMODATION TO INCLUDE:

DG front door leading into:

### ENTRANCE HALL

Laminate flooring, wooden ceiling beams.

### UTILITY ROOM

Tiled flooring, wooden wall and base units, stainless steel sink unit with drainer, space for tumble dryer and washing machine, radiator, Velux window, shelving.

### LIVING ROOM

Window to the front, radiator, free standing wood burner set on slate hearth with ledge to either side. Wooden ceiling beams, internal window to the hallway, stairs rising to first floor. Through to:

### SNUG

Window to the front, radiator, built in shelving, 2 arm chairs for use by the tenants if required.

### KITCHEN BREAKFAST ROOM

Wooden wall and base units with work surfaces above and tiled splash backs. Double stainless steel sink unit with drainer, integrated under counter fridge, space for dishwasher (dishwasher available), oil fire Stanley, wooden ceiling beams, tiled flooring, double doors to rear garden, CO and smoke alarm, door to rear hall and:

### CONSERVATORY

Tiled floor, radiators, large windows overlooking the rear garden, shelving, heater, doors to garden. Pool table, table and chairs are available for tenants use if required. Door to:

### REAR HALL

Window overlooking the garden, tiled flooring, 2nd staircase to first floor.

### CLOAKROOM

White WC and wash hand basin, obscured window to the rear, DG door to rear garden, tiled flooring, ladder style heated towel rail.

### FIRST FLOOR LANDING (from rear hall)

Smoke alarm.

### BATHROOM

White WC, wash hand basin and 'L' shaped bath with screen and electric shower over. Window to the rear overlooking the garden, built in cupboard, radiator, ladder style heated towel rail, wall mounted electric fan heater, extractor fan.

### BEDROOM 1

Double room, window to the rear, radiator, fitted wooden cupboards with drawers and shelving. Single bed available for use by tenants if required.

### BEDROOM 2

Double room, window to the side, built in cupboard housing hot water tank, radiator.

### BEDROOM 3

Double room, radiator, built in wardrobes with hanging rail and cupboards above, large window to the side.

### FIRST FLOOR LANDING (from living room)

Smoke alarm, velux.

### SHOWER ROOM

White WC, wash hand basin and large cubicle with tiled surround and electric shower. Vinyl flooring, part tiled walls, ladder style heated towel rail, wall mounted electric fan heater, obscured window to the side.

### BEDROOM 4

Double room, radiator, obscured window to the side.

### BEDROOM 5

Double room, window to the front, radiator.

### OUTSIDE

To the front of the property is a driveway providing parking for 2-3 cars. To the rear is an enclosed garden mainly laid to lawn with pond and patio areas. Use of the garage can be available for the tenants by separate negotiation.

### SERVICES

Mains electricity. Mains water and drainage (payable to L:L). O.F.C.H.

Council Tax band: D (C.C).

### SITUATION

The property sits in the coastal hamlet of Bossiney on the edge of the village of Tintagel. Located approximately ½ a mile level walk to shops and facilities including 2 general stores, chemist, primary school, places of worship, doctors surgery, numerous pubs and restaurants and a wealth of amenities associated with a popular coastal location. Bossiney Cove is within walking distance. The fishing village of Boscastle is approximately 6 miles away to the North and offers similar amenities. The coastal resort of Bude is some 20 miles to the North, offering a links golf course, excellent water sports, cliff walk and a number of supermarkets and shops. The former market town of Launceston is approximately 20 miles away with a range of shopping facilities including a fully equipped leisure centre and two testing 18 hole golf courses. At Launceston, access can be made to the A30 trunk road, which connects to the cathedral cities of Exeter and Truro. At Exeter there are superb shopping facilities, access to M5 motorway network, mainline railway station serving London Paddington and international airport.

### DIRECTIONS

From Launceston proceed West along the A30 towards Bodmin. At the Kennards House junction take the A395 road signposted towards Wadebridge and North Cornwall. Follow the road for approximately 10 miles passing through the village of Pipers Pool, Hallworthy and Davidstow. At the junction with the A39 Atlantic highway turn right and follow the road signposted to Tintagel for approximately 6 miles. On entering the hamlet of Bossiney, take the left hand turning just before the hotel. The property can then be found on the right hand side as the last property before the wooden gates.

### LETTINGS

The property is to let on an initial six-month plus Assured Shorthold Tenancy. Rent: £1200 per calendar month exclusive of all other charges. Deposit: £1300 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. Pet Considered. Viewing strictly through the Agents. Available Immediately on a long term basis.

### 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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