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Residential Lettings



29 Kensey Valley Meadow  
Launceston, PL15 9NB

A spacious, terraced house on the outskirts of town. Available to let on a 12 month renewable tenancy.

• Kitchen/diner • Lounge • 3 Bedrooms (1 ensuite) • Garden & Garage • No Pets • G.F.C.H • Available December • Tenant Fees Apply •

**£650 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 to:

### HALLWAY

Radiator, stairs rising to first floor, doors off to:

### CLOAKROOM

WC, wash hand basin, radiator.

### KITCHEN/DINER

Vinyl flooring, range of wall and base units with work surface over and tiled splash back, inset sink and drainer unit, built in electric oven, gas hob and extractor hood over, appliance space, radiator.

### LOUNGE

Radiator, DG patio doors to rear garden.

### STAIRS/LANDING

Thermostatic central heating control, smoke alarm, loft hatch, airing cupboard housing hot water tank and with wooden racked shelving, doors off to:

### BEDROOM 1

Double room, built in wardrobes, radiator, door to: ENSUITE

White suite comprising wash hand basin, low level WC and tile enclosed shower cubicle, shaver point, radiator, extractor fan.

### BEDROOM 2

Double room, radiator.

### BEDROOM 3

Double room, radiator.

### FAMILY BATHROOM

Vinyl flooring, white suite comprising low level WC, wash hand basin, shower cubicle and bath with shower mixer over, radiator, shaver point.

### OUTSIDE

There is a single garage situated across the road from the property

At the rear of the property is an enclosed garden with a decking area and steps down to an area laid to lawn.

### SERVICES

Mains electric, gas and water.

Council Tax band: C (C.C.)

### SITUATION

The property is situated on the popular Kensey Valley Meadow estate on the outskirts of Launceston town, which provides a good range of shops and services. The property is also well positioned for easy access to the A30.

### DIRECTIONS

From Launceston town follow the road out passed the castle taking the turning midway down the hill signposted Polson. Follow the narrow road until you reach a T junction, at the T junction turn left heading down the hill towards Polson. At the mini roundabout take the first left onto Kensey Valley Meadow at the next mini roundabout take the immediate left up the hill, at the next T junction turn left and follow the road to the end, the property can be accessed via a few steps on the left.

### LETTING

The property is to let on an initial 12 month plus Assured Shorthold Tenancy. Rent: £650 per calendar month exclusive of all other charges. Deposit: £750 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/Pets/DSS. 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.





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

