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Residential Lettings



## Ham Mill Farmhouse, Werrington Launceston, PL15 9SR

Grade II Listed farmhouse located on the edge of a peaceful country estate. Available on a 6 month renewable tenancy.

- 3 Reception Rooms • Kitchen • 6 Bedrooms • 2 Bathrooms & Shower Room
- Gardens • Ample Parking & Outbuildings • Available January • Tenant Fees Apply •

**£1,400 per calendar month**

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

Cornwall | Devon | Somerset | Dorset | London

### ACCOMMODATION TO INCLUDE:

Front door leading into:

#### ENTRANCE HALL

Radiator, stairs rising to first floor landing, smoke alarm.

#### LIVING ROOM

Large windows to the front and the side, open fire set in a decorative fireplace with a slate hearth, radiator.

#### UTILITY ROOM

Slate floor, window to the front, stainless steel sink with drainer, oil fired boiler, shelving, door to:

#### INNER HALL

Slate floor, radiator, built in storage cupboard.

#### DOWNSTAIRS SHOWER ROOM

WC, wash hand basin and large cubicle with electric shower. Slate flooring, ladder style heated towel rail, obscured window to the front.

#### DAIRY

Slate flooring, original slate shelving/ledges, built in cupboard, windows to the side and rear.

#### REAR PORCH (off inner hall)

Door leading out to rear driveway, vinyl flooring.

#### KITCHEN/ BREAKFAST ROOM

Wooden wall and base units, stainless steel sink unit, large window to the side garden with seat, door to second staircase with storage cupboard below, smoke alarm, large oil fired AGA, space for dishwasher and fridge freezer.

#### DINING ROOM

Large window to the side, built in cupboards, large wood burner set in decorative fireplace with slate hearth.

#### 2ND LIVING ROOM

Large windows to the front and side, wood burner set in decorative fireplace with slate hearth, radiator.

#### UP TO:

Split landing. Off to the right hand side is another small landing with smoke alarm and doors off to:

#### BEDROOM 1

Double room, radiator, window to the front, fitted wardrobes.

#### WC

Radiator, window to the front, white WC.

#### BATHROOM

White WC, wash hand basin and bath with chrome telephone style shower attachment. Carpeted, window to the front, built in airing cupboard housing hot water cylinder and shelving.

#### SPLIT LANDING (LEFT HAND SIDE)

Door to second staircase leading down to the kitchen, small hall with smoke alarm.

#### BEDROOM 2

Double room, radiator, window to the side.

#### BATHROOM 2

White wash hand basin and bath, built in cupboards, wall mounted fan heater, window to rear.

#### MAIN FIRST FLOOR LANDING

Radiator, smoke alarm, doors to:



### BEDROOM 3

Double room, radiator, window over looking the front driveway with countryside views.

### BEDROOM 4

Large double room, radiator, dual aspect windows to front and side with far reaching, built in cupboards with hooks.

### BEDROOM 5

Large double, radiator, dual aspect windows to the sides with countryside views.

### BEDROOM 6

Large double room, radiator, alcove shelving, built in shelving, window to the side.

### OUTSIDE

The property has lawned gardens surrounding it, with two driveways providing ample parking, each of them gated. There are various stone outbuildings suitable for storage and a dog kennel.

### SERVICES

Mains electric.

Estate water supply (£200.00 charge per year, payable 6 monthly). O.F.C.H.

Private drainage.

Council Tax band: G

### DIRECTIONS

From the Launceston Stags office turn left out of the car park on to Western Road. Follow this road around the corner and down the hill signposted Bude and Holsworthy. Continue straight through the traffic lights and at the mini roundabout turn right signposted A388 Holsworthy. At the next mini roundabout proceed straight across and follow this road out of the town. Continue for

approximately a mile, taking the left turning signposted for Bridgetown/Werrington. Follow this road passing over a small bridge, until you come to a left hand turn signposted for Werrington. Take this turn and the property can be found as the first on the left hand side.

### LETTINGS

The property is to let on an initial six-month plus Assured Shorthold Tenancy. Rent: £1400.00 per calendar month exclusive of all other charges. Deposit: £1500.00 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. Pet Considered. Unfurnished. Viewing strictly through the Agents. Available January.

### 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.







Kensley House, 18 Western Road, Launceston, Cornwall, PL15 7AS  
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Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	(92-100) <b>A</b>		
	(85-91) <b>B</b>		
	(80-84) <b>C</b>		
	(75-79) <b>D</b>		
	(69-74) <b>E</b>		
	(64-68) <b>F</b>		
	(55-59) <b>G</b>	34	38
	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
	Very environmentally friendly - lower CO <sub>2</sub> emissions		
	(92-100) <b>A</b>		
	(85-91) <b>B</b>		
	(80-84) <b>C</b>		
	(75-79) <b>D</b>		
	(69-74) <b>E</b>		
	(64-68) <b>F</b>		
	(55-59) <b>G</b>	32	36
	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	