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Residential Lettings



2 Salt Whistle
Boyton, Launceston, PL15 9RN

Single storey, attached property with garden & parking.
Available to rent on a 6 month renewable tenancy.

• Living Room & Conservatory • Kitchen • Shower Room • 2 Bedrooms •
Parking & Garden • No Pets • Available End of January • Tenant Fees Apply •

£475 per calendar month

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

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ACCOMMODATION TO INCLUDE

DG entrance door to:

ENTRANCE HALL

Wood laminate flooring, radiator, window to front, built in cupboard housing hot water cylinder.

LIVING ROOM

Wood laminate flooring, 2 radiators, windows to rear, wood burner set on slate hearth, double doors to:

CONSERVATORY

Double doors to garden, windows overlooking garden.

KITCHEN

Wooden wall and base units with work surfaces above and tiled splash back. Stainless steel sink unit, window to rear, tiled flooring, space for washing machine, radiator, integrated electric cooker with ceramic hob and extractor hood above, integrated fridge freezer.

SHOWER ROOM

Suite comprising WC, wash hand basin and walk in cubicle with mixer shower. Tiled walls and flooring, obscured window to rear, extractor fan.

BEDROOM 2/DRESSING ROOM

Single room, built in cupboard, radiator, window to rear.

BEDROOM 1

Double room, radiator, window to front and rear, built in wardrobes.

OUTSIDE

There is a level lawned garden, with hedge and fence boundaries to the rear of the property. There is off road parking for 1-2 cars.

SERVICES

Mains electricity.

Mains water (sub metered, payable quarterly to the L:L).

O.F.C.H.

Council Tax Band: A (C.C).

DIRECTIONS

From Launceston take the B3254 road towards Bude. Proceed through the village of Yeolmbridge and at the small hamlet of Ladycross, take the right hand turning signposted Boyton. Continue for 2.5 miles and on entering the village of Boyton, continue past the school and after approximately 1.5 miles, turn left signposted Week St Mary. The driveway can be found as the first on the left hand side and the property can be found on the right hand side.

LETTINGS

The property is to let on an initial six month plus Assured Shorthold Tenancy. Rent: £475 per calendar month exclusive of all other charges. Deposit: £575 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/Pets. Viewing strictly through the Agents. Available End of 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.





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