



STAGS

1 Hamatethy Cottages, St Breward,
Bodmin, Cornwall, PL30 4PG

Attached cottage in peaceful rural location. Available to rent on a 6 month renewable tenancy.

St Breward 1 mile Camelford 5.5 miles Wadebridge 9 miles

• Kitchen/Diner • Living Room • 2 Bedrooms • Garden & Parking • Furnished or Unfurnished • One Dog Considered • Available Immediately • Tenant Fees Apply •

£650 Per calendar month

EPC Band: D

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

HALLWAY

Vinyl flooring, wall mounted shelves, fridge freezer, door into:

CLOAKROOM

Vinyl flooring, radiator, white WC and wash hand basin, obscured window to the rear.

KITCHEN/DINER

Range of wall and base units with granite work surfaces and tiled splash backs above. Integrated electric cooker and hob, 1 1/2 bowl sink unit with drainer, dishwasher, washing machine, dining table, windows to the front and the side with surrounding countryside views, stairs rising to the first floor.

LIVING ROOM

Windows to the sides, furnished, wood burner set on slate hearth, CO alarm, radiator.

FIRST FLOOR LANDING

Smoke alarm.

BATHROOM

White suite comprising of WC, wash hand basin and bath with mixer shower over and tiled surround. Window to the front, vinyl flooring, light with shaver point, radiator.

BEDROOM 2

Small double room, window to the side with countryside views, radiator.

BEDROOM 1

Double room, radiator, windows to the sides.

STORAGE ROOM/WALK IN WARDROBE

Hot water cylinder, shelving, condenser tumble dryer.

OUTSIDE

The property is accessed via a shared driveway leading to parking for two cars. Opposite the property is a lawned garden area with a pond and shed.

Access to walks can be arranged separately with the Landlord.

AGENTS NOTE

The Landlords of this property would be looking for a suitable tenant who could aid in looking after/walking their three dogs at times to be arranged whilst they may be away from their property. They would be looking to offer a reduced rental rate for the right candidate. Details and terms are to be discussed and agreed.

SERVICES

Mains electricity.

Private drainage.

O.F.C.H.

Private water supply (contribution of £10.00 per month to be made to the Landlord).

Council tax band: TBC.

SITUATION

The property lies close to the moorland village of St Breward which offers a post office/general store, primary

school and The Old Inn public house. The famous Camel Trail cycle path starts at Wenford Bridge, approximately 1.5 miles from the property which links to Bodmin, Wadebridge and the coastal village of Padstow. The town of Bodmin is approximately 8 miles away and offers a wide variety of shops together with a choice of supermarkets and out of town stores, educational facilities and a leisure complex. Bodmin Parkway station has regular services to Plymouth, Exeter and Paddington London.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit signposted Bodmin, proceed on this road and at Kennards House branch left signposted North Cornwall. At the next roundabout take the A395 signposted North Cornwall, proceed on this road going through Hallworthy. Continue for about another 3 miles and take the left turn signposted Wadebridge. Continue along this road passing through Camelford and on exiting, pass the petrol garage on the left hand side then take the turning immediately after this on the B3266 Bodmin. Continue along this road for 3 miles then take the left hand turning for St Breward and immediately left again signposted Hamatethy/St Breward. Follow the road along down the hill for approximately 1/2 mile, passing over a small bridge. You will then start to climb a hill, continue for 1/2 mile and before the road bears to the right, take the left hand fork down a narrow lane. (If you see the yellow grit bin on the left, you have just gone past the turning). Follow the drive along passing over a cattle grid and the driveway to the cottage will be found on the left approximately 0.3 miles along.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months plus, furnished or unfurnished and is available immediately. RENT: £650.00 pcm exclusive of all other charges. One dog considered. DEPOSIT: £750.00 returnable at end of 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). References required, viewings strictly through the agents.

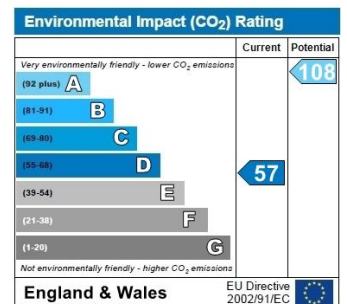
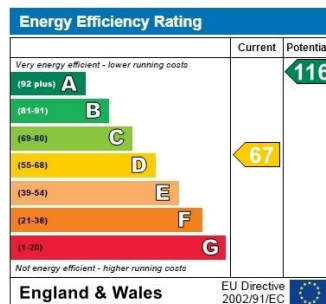
HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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