



STAGS

5 Tamar Terrace, Launceston, Cornwall,
PL15 9EU

Detached bungalow within walking distance to town.
Available on a 6 month renewable tenancy.

A30 1 mile Plymouth 26 miles Exeter 42 miles

• Living Room • Newly Fitted Kitchen • 3 Bedrooms • Gardens &
Parking • Countryside Views • No Pets • Available September • Tenant
Fees Apply •

£850 Per calendar month

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

ACCOMMODATION TO INCLUDE:

Front entrance door leading onto:

ENTRANCE HALL

Radiator, smoke alarm, built in cupboard with shelving and radiators, window to the front.

BEDROOM 2

Double room, radiator, window to the front, door to hall and to:

KITCHEN

Newly fitted cream wall and base units with work surfaces and tiled splash backs above. 1½ bowl stainless steel sink unit, window to the side and to the rear with far reaching views across the surrounding countryside. Radiator, tiled flooring, built in cupboard with shelving and plumbing for a washing machine, integrated electric cooker and gas hob with extractor hood above. Door to BOOT ROOM with slate tiled floor and door out to the garden.

LIVING ROOM

Window to the rear with far reaching countryside views, radiator, ornate electric fire (not in use), door to kitchen.

BEDROOM 3

Small double room, radiator, window to the front.

BEDROOM 1

Double room, radiator, built in wardrobes, window to the rear with far reaching views.

SHOWER ROOM

White WC, wash hand basin set in vanity unit with cupboards and drawers, cubicle with mixer shower. Tiled flooring, ladder style heated rail, obscured window to the side.

CLOAKROOM

Newly fitted white WC and wash hand basin set in vanity unit, radiator, tiled flooring, extractor fan.

OUTSIDE

The property is accessed via a shared lane, which leads to a gravel driveway providing parking for 3-4 cars and where there is a wooden shed. From here there are steps leading down to the front door of the property with lawned garden to either side. To the rear of the property is a large patio area with surrounding views, steps lead down to a lawned garden with large greenhouse.

SERVICES

Mains water, drainage and electricity.
G.F.C.H.
Council Tax band: C.

SITUATION

The property enjoys a most enviable position set back from one of Launceston's most prominent roads. The property benefits from some quite spectacular views across open countryside to Dartmoor in the far distance. Situated near to the centre of Launceston, the town offers a range of shopping facilities including

supermarkets, doctors, dentists, veterinary surgeries and educational facilities. There is a well equipped leisure centre and numerous sporting and social clubs. At Launceston, access to the A30 trunk road can be gained, which links the cathedral cities of Truro to the west and Exeter to the east, with its range of shopping facilities including department stores and access to the M5 motorway network, mainline railway stations serving London Paddington and international airport. The city port of Plymouth is 25 miles away with similar shopping facilities, deep water marina and cross channel ferry port serving northern France and Spain. The popular north Cornish coast is approximately 20 miles to the north east where there are extensive sandy beaches and cliff-top walks.

DIRECTIONS

From Stags office turn right, heading along Western Road to the A30 junction. Take the A30 east heading towards Exeter. Exit at the first available slip road. At the end of the slip road, turn left passing the entrance to Tesco superstore. At the double roundabout turn right into Tavistock Road, continue past Pendruccombe House, a terrace of properties and just past the row of town houses, there is a small right hand turning. Take this turn and the property will be found on the left hand side at the end of the lane.

LETTING

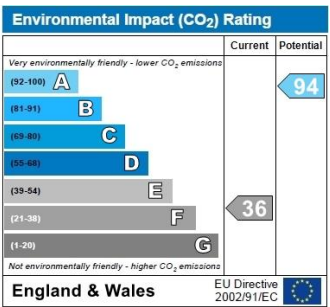
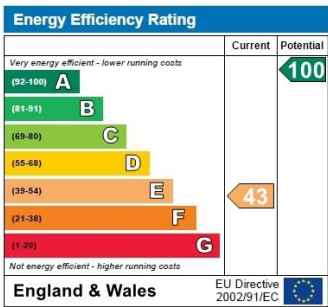
The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £850.00 pcm exclusive of all other charges . No Pets. DEPOSIT: £980.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags 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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