



STAGS

Higher Newlands Cottage, Launceston, Cornwall, PL15 8PE

Newly refurbished, character cottage with large gardens. Available on a 12 month renewable tenancy.

Launceston 6 miles Bodmin 21 miles Camelford 13 miles

• Living Room • Dining Room • Kitchen • 3 bedrooms • Large gardens • Ample Parking • Available Immediately • Tenant Fees Apply •

£850 Per calendar month

EPC Band: E

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ACCOMODATION TO INCLUDE:

Front entrance door leading into:

DINING ROOM

Window to the front, built in cupboards, ornate fireplace, CO alarm, exposed ceiling beams, smoke alarm, radiator, door to:

KITCHEN

Newly fitted wall and base units with work surfaces and tiled splash backs above, space and plumbing for washing machine, stainless steel sink unit, window to the rear, wooden ceiling beams, vinyl flooring.

LIVING ROOM

Slate tiled flooring, window to the front, radiator, built in cupboards, wooden ceilings beams, feature stone fireplace (ornate only), CO alarm, door to:

INNER HALL

Radiator, stairs rising to the first floor.

PANTRY/UTILITY

Slate flooring, window to the rear, original slate shelves, wooden ceiling beams.

FIRST FLOOR LANDING

Smoke alarm.

BEDROOM 2

Double room, radiator, window to the rear.

BEDROOM 3

Small double room, ornate fireplace (not in use), radiator, window to the front overlooking the garden.

BEDROOM 1

Double room, radiator, window to the front overlooking the garden.

BATHROOM

White suite comprising bath, WC and wash hand basin. Radiator, vinyl flooring, window to the rear, extractor fan, walk in cupboard with radiator and shelving.

OUTSIDE

The property is accessed via a gated entrance leading to parking for several cars and an open fronted garage. From here is driveway extension leading to a further entrance/exit further along the road.

There are mature gardens to the front of the cottage and beyond, with a stone built storage shed.

SERVICES

Mains electricity and water.

Private drainage- treatment system serviced annually in the garden.

O.F.C.H.

Council Tax band: B.

SITUATION

The property is situated some 6 miles to the west of the former market town of Launceston, known as The Gateway to Cornwall. At Launceston there is a 24 hour supermarket, doctors, dentists and veterinary surgeries together with a fully equipped leisure centre. The vital A30 trunk road is accessed some three miles distance, which

links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and well respected international airport. To the west there is the majestic Bodmin Moor which provides some of the finest riding out in the West Country together with the renowned Tall Trees Equestrian Centre which makes this property of immense interest to the equestrian enthusiast. The majestic North Cornish coast is some 12 miles distance with its extensive sandy beaches and cliff land walks.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennard's House turning signposted North Cornwall/Wadebridge on the A395. Proceed along this road passing Trethorne Golf Club on your right hand side and after a short distance the driveway will be found on your left hand side.

LETTING

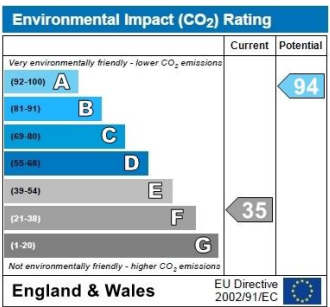
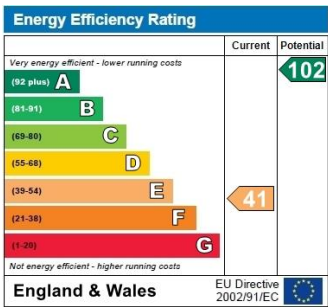
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £850.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £875.00 pcm. DEPOSIT: £980.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held by Savills 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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