



**STAGS**

West Lodge , Yeolmbridge, Launceston, Cornwall PL15  
8TH

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Detached, refurbished property set in a quiet country estate location. Available to rent on a 6 month renewable tenancy.

Launceston 2.5 miles - Bude 17 miles - Plymouth 28 miles

• 4 Bedrooms • Kitchen Dining Room • 3 Reception Rooms • Detached Office/Shed • Large Gardens • Pet Considered • Available October • Tenant Fees Apply

**£1,500 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALL AREA

Wooden flooring, radiator, stairs rising to the first floor with storage cupboard under, door to living room, smoke alarm. Leads into:

### KITCHEN/DINING ROOM

Fitted white, modern wall and base units with high shine work surfaces and tiled splashbacks. Space for large fridge freezer with wine rack above, built in wooden bench seat with space for a dining table, wooden flooring, windows to the front and side with surrounding country views, space for dishwasher, double ceramic sink unit, 5 ring Rangemaster with extractor hood above, smoke alarm.

### FAMILY ROOM/ SNUG

Wooden flooring, underfloor heating, windows to the side and the rear, 2nd staircase rising to the first floor with cupboard under, door to cellar, smoke alarm, door to rear hall and:

### UTILITY ROOM

Slate flooring, underfloor heating, door to the side, windows to the side and the rear, fitted base units with tiled splash back and stainless steel sink unit, space for washing machine and tumble dryer.

### REAR HALL

Wooden flooring, smoke alarm, door to side porch.

### DOWNSTAIRS SHOWER ROOM

White WC, wash hand basin and cubicle with mixer shower and tiled surround. Laminate flooring, underfloor heating, door to outside, built in cupboard.

### OFFICE

Wooden flooring, alcove shelving, window to the side.

### LIVING ROOM

Large window to the front with seat and countryside views, radiator, wood burner set in stone fireplace, wooden flooring.

### FIRST FLOOR LANDING & HALL

Windows to the front overlooking the gardens and surrounding countryside, built in cupboard, radiator, smoke alarms.

### BEDROOM 1

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

### BEDROOM 2

Double room, built in cupboards, radiator, windows to the side overlooking the gardens.

### BATHROOM

White suite comprising WC, wash hand basin set in vanity unit with tiled splash back, free standing bath with telephone style shower attachment, cubicle with tiled surround and mixer shower. radiator, ladder style heated towel rail, built in cupboard, window to the side.

### INNER LANDING/HALL

Smoke alarm, stairs leading down to the snug.

### BEDROOM 3

Double room, wooden ceiling beams, radiator, built in cupboard, window to the rear.

### BEDROOM 4

Small double room, radiator, window to the rear, wooden ceiling beam.

### OUTSIDE

The property is surrounded by large gardens which enjoy the surrounding countryside views. There is parking for several cars, a

detached shed/office with light, power and broadband and gravelled path leading to a further garden with log store. To the far end of the gardens there are stone built kennels.

## SERVICES

Mains electricity.

Private water & drainage.

O.F.C.H

Council Tax band: C (C.C)

Good broadband connection (50mbs)

## SITUATION

The property enjoys a peaceful, rural location in the accessible hamlet of Yeolmbridge, approximately 3 miles from the former market town of Launceston. At Launceston there is a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors', dentists' and veterinary surgeries, together with a leisure centre, 18 hole golf courses and numerous sports and social clubs. At Launceston, access can be gained to the A30 which connects the cathedral cities of Truro and Exeter. The North Cornish resort of Bude is approximately 16 miles to the north west, with extensive sandy beaches and cliff top walks.

## DIRECTIONS

From the Launceston office turn left out of the car park on to Western Road. Proceed along this road and continue as the road bears left down the hill signposted toward Bude and Holsworthy. Continue through the traffic lights, over the bridge and at the mini roundabout proceed up the hill (2nd exit) in front. Follow this road out of town on to the B3254 and continue for approximately 1.5 miles. This road leads down a long hill, at the bottom of the hill cross the bridge and then take the first right hand turning (opposite Rick Meadow). Keep on this track without turning off, heading into the woodland and the property will eventually be found up the sloped drive when you have gone as far as you can.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available October. RENT: £1500.00 pcm exclusive of all other charges . One pet considered. Where the agreed let permits a pet the rent will be £1550.00 pcm. DEPOSIT: £1730.00 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.

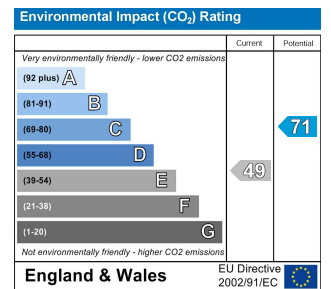
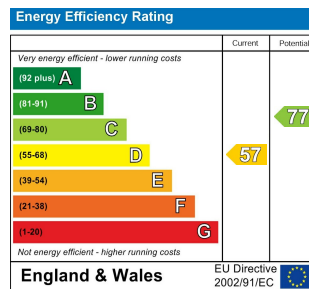
## HOLDING DEPOSIT & TENANT FEES

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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These particulars are a guide only and should not be relied upon for any purpose.