



The Lantern Higher Methereil, Callington, Cornwall, PL17 8DB

£850 Per month

TO LET



- Quiet Location
- Available Beginning October
- Charming Cottage
- Fully Furnished
- Wood Burner
- Patio Garden



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	100
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ACCOMMODATION

The one-story cottage includes an open-plan lounge, kitchen, and dining area. This space is equipped with a complete set of appliances, including an electric oven and stove, dishwasher, microwave, fridge, freezer, and washing machine. Adjacent to the living area is a spacious double bedroom and off from this is the en-suite shower room.

OUTSIDE

Beyond the patio doors, you'll find an enclosed garden and patio space, complete with garden furniture, a barbecue, and even a pizza oven! 1 Allocated parking space directly outside.

SERVICES

Drainage and internet included in monthly rental. Electricity sub metered, read monthly and to be paid with monthly rental along with the water charge of £70pcm. For council tax band, please speak to agent.

SITUATION

Nestled within the quiet village of Metherell, situated on the border of Devon and Cornwall, this delightful cottage boasts an ideal location for both counties. You'll also find the added convenience of being within easy walking distance of a charming country pub. The property serves as an excellent starting point for a multitude of enchanting walks right from your doorstep, leading you to the breathtaking Tamar Valley and the diverse landscapes of Dartmoor National Park.

Within close proximity, there are villages including Harrowbarrow, Metherell, and St. Anns Chapel. If you're seeking larger town experiences, a short drive will take you either to Tavistock, or Callington where you can immerse yourself in an array of shops, pubs, cafes, and other recreational activities.

Furthermore, the nearby village of Calstock opens up a convenient avenue for train travel, with scenic routes through the Tamar Valley that ultimately lead to Plymouth.

LETTING

Available from 12th October for 6 months only, under a license agreement at £850.00pcm exclusive of electricity and water (drainage and broadband included). For council tax please speak to agent.

Damage Deposit £980.00 taken prior the commencement of the tenancy.

TENANT DEPOSIT INFORMATION

A tenancy deposit will be held by the Agent (if the property is to be managed by ourselves) or the Landlord as a security against any breach of the tenancy terms by the tenant (such as damage to the property or its contents, loss of rent or other unexpected costs). The deposit will be held and administered by the Agent/Landlord in accordance with their tenancy deposit scheme.

Details of the scheme and the dispute resolution provisions will be issued within 30 days of receipt of the deposit. The tenancy deposit is returnable at the expiration of the tenancy, subject to a final inspection and full inventory check. If any necessary cleaning, repairs or replacements are required following the tenancy, then the deposit will be refunded, less any remedial costs, within 10 days of reaching an agreement about the deductions to be made.

TENANTS INFORMATION

A holding deposit is taken upon your application for the property, it is equivalent to one weeks rental and will go towards your first months rent. In the event that you fail the referencing due to misinformation provided by the tenant or tenant withdrawal the holding fee is non-refundable subject to the costs incurred under the agreement made. The purpose of the holding deposit is to reserve the Property for the Applicant whilst the Landlord completes the referencing process and the terms of the tenancy and any guarantee agreement are negotiated. The Property will be reserved subject to the Landlord receiving satisfactory replies to referencing checks, Right to Rent checks and other pre-tenancy enquiries.