



North Chall Barn Coombekeale Farm, North Petherwin,
Launceston, Cornwall PL15 8LJ

Recently converted barn, set in a peaceful rural development with superb countryside views. Available to rent on a 6 month renewable tenancy.

Launceston 5 miles - Bude 17.5 miles - Plymouth 31 miles

- Open Plan Living
- 3 Bedrooms (3 ensembles)
- Garden & Parking
- Peaceful Location
- Available February
- Pet Considered (terms apply)
- 6 months plus
- Deposit: £1269.00
- Council Tax band: TBC
- Tenant Fees Apply

£1,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Steps up to front door leading into:

OPEN PLAN KITCHEN/ LIVING ROOM

Kitchen area: Recently fitted wall and base units with work surfaces above, integrated electric cooker and ceramic hob with extractor hood above. Tiled flooring, oil fired boiler, 1.5 bowl stainless steel sink unit, space for washing machine, integrated fridge freezer, smoke alarm, vaulted ceiling.

Living room area: Wood burner set on slate hearth, window to the rear overlooking the garden and far reaching views of the surrounding countryside, vaulted ceiling, smoke alarm.

LANDING AREA

Door to bedroom 3, stairs leading downstairs.

BEDROOM 3

Double room, radiator, window to the rear overlooking the garden and far reaching views of the surrounding countryside, wall lights, vaulted ceiling. Door to:

ENSUITE SHOWER ROOM

Recently fitted white suite comprising WC, wash hand basin and cubicle with mixer shower. High level DG window, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan.

Down stairs to:

HALLWAY

Built in cupboard housing hot water cylinder, door to rear garden, smoke alarm.

BEDROOM 2

Double room, wall lights, radiator, window to rear overlooking the garden, door to:

ENSUITE SHOWER ROOM

Recently fitted white suite comprising WC, wash hand basin and cubicle with mixer shower. High level DG window, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan.

BEDROOM 1

Double room, radiator, window to the rear overlooking the garden, wall lights, step up to:

ENSUITE BATHROOM

Recently fitted white suite comprising WC, double wash hand basins with wall mounted mirrored cabinets above and bath with rain shower over. Velux, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan.

OUTSIDE

To the front of the property is parking for two cars, a log store and bin store.

To the rear is a large lawned garden, which can be accessed via a path down the side of the neighbouring property.

SERVICES

Private water and sewerage (£35.00 charge per month payable to L:L).

Mains electricity.

Quarterly electricity bill payable to L:L for running of Klargester (price will vary dependant on usage).

Council Tax band: D.

Fibre broadband to the property.

DIRECTIONS

From Launceston town centre, follow the signposts towards Bude and proceed down St Thomas Road. At Newport roundabout by the White Horse Public House, take the second exit signposted St Stephens Hill and continue up this road. Opposite St Stephens Church, take the left hand turn signposted Egloskerry and Langore. Proceed along the road passing Launceston Golf Club on your right and after approximately 1.5 miles take the right hand fork signposted Langore. Continue past the village green and down the hill through the village for approximately 1 mile and you will come to a cross roads. At the crossroads continue straight over and follow the road for another 0.5 mile, going round a sharp right hand bend and the barns can be found up ahead just past the farmhouse.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available February. RENT: £1100.00 pcm exclusive of all other charges. Private water and drainage (£35.00 charge per month payable to L:L). One Pet may be considered (terms apply). DEPOSIT: £1269.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Terra Nova Land Management Ltd 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	



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