



2 Hendra Park, Launceston, Cornwall PL15 7JR

Split level bungalow in convenient location close to the town centre.

Town Centre 0.5 miles - Bude 19 miles - Plymouth 26 miles

- Kitchen • Living Room/ Diner • 3 Bedrooms • Integral Garage & Parking • Available Now • One Small Pet Considered (terms apply) • 6 Months plus • Deposit: £1384.00 • Council Tax band: D • Tenant Fees Apply

£1,200 Per Calendar Month

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



ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Radiator, walk in boot/ cloak cupboard, stairs rising to the first floor.

CLOAKROOM

White WC and wash hand basin. Electric heater, vinyl flooring and obscured window.

FIRST FLOOR LANDING

Large built in cupboards housing gas fired boiler, shelving and heater. Smoke alarm, CO alarm.

BEDROOM 3

Small double/single room, window to the front, radiator.

BEDROOM 2

Double room, built in cupboards, window to the front, radiator.

BATHROOM

White suite comprising bath with shower over, WC and wash hand basin. Part tiled walls, Carndean flooring, built in cupboard, obscured window, LED lights.

BEDROOM 1

Double room, large mirror fronted wardrobes, radiator, window to rear overlooking garden.

KITCHEN

Range of fitted white wall and base units with work surfaces above and tiled splash back. Stainless steel sink unit, Carndean flooring, window and door to the rear, appliance space for dishwasher and washing machine, radiator. Integrated double electric over with gas hob and extractor hood above. Under counter fridge and freezer, LED lighting, glazed door into:

LIVING ROOM/ DINER

Windows to the rear and side with further full height window to the front with views of the surrounding town and countryside, built in media unit, radiators, door to landing.

OUTSIDE

To the front of the property is a lawned garden and driveway providing parking for one car in front of a large single garage. There is a side access path leading around to the rear of the property where there is a level garden area which will be seeded to lawn. From here are steps leading up to a large newly laid patio area.

SERVICES

Mains electricity, water, drainage & gas.
Council Tax band: D.

SITUATION

The property sits in a convenient location on the fringes

of Launceston. The town offers doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, mainline railway station serving London Paddington and an international airport. To the south is the city of Plymouth with extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with extensive sandy beaches and cliff walks. From Bude, access to the A39 trunk road, the Atlantic Highway, allows exploration of the North Cornish coast.

DIRECTIONS

From Stags' office, head away from the town centre along Western Road towards the A30. As you reach the Asda filling station, turn left and immediately left again onto Hendra Park. Continue up the hill and the property can be found a short distance along on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1200.00 pcm exclusive of all other charges. One small pet considered. Where the agreed let permits a pet the rent will be £1225.00 pcm. DEPOSIT: £1384.00 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(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	



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