



2 Brotherhood Hall,  
Wooda Road, Cornwall PL15 8BJ

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Two storey maisonette in accessible town location.  
Available to rent on a 6 month renewable tenancy.

Launceston Town 0.5 miles - Plymouth 26 miles - Exeter 44 miles

- Kitchen • Living Room • 2 Bedrooms • Bathroom • Convenient Location • Available End of May • No Pets • Deposit: £750.00 • Council Tax band: A • Tenant Fees Apply

£650 Per Calendar Month

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



## **ACCOMMODATION TO INCLUDE:**

Entrance door leading into:

### **ENTRANCE HALL**

Stairs rising to the first floor with storage cupboard under, smoke alarm.

### **LIVING ROOM**

Large window to the front, part furnished, radiators.

### **BEDROOM 2/ OFFICE**

Window to the rear, overlooking courtyard, small double room, radiator.

### **KITCHEN**

Range of wooden wall and base units with work surfaces and tiled splash backs above. 1.5 bowl sink unit with drainer, integrated electric double oven and ceramic hob with extractor hood over, integrated under counter fridge, laminate flooring, window to rear over looking courtyard, radiator.

### **FIRST FLOOR LANDING**

Smoke alarm.

### **BEDROOM 1**

Double room, dual aspect windows with far reaching views across the town and countryside beyond, radiator, built in cupboard housing the gas fired boiler and shelving.

### **BATHROOM**

White suite comprising 'P' shaped bath with screen and mixer shower, WC and wash hand basin. Vinyl flooring, part tiled walls, ladder style heated towel rail, extractor fan, linen cupboard with slatted shelving.

### **OUTSIDE**

There is a path access to the side of the building, giving access to the entrance door to the property. This path continues to the communal courtyard area where tenants are able to dry washing.

### **SERVICES**

Mains water, drainage, electricity (key meter) & gas. Council Tax band: A (C.C).

### **SITUATION**

The property is situated within a convenient location in the former market town of Launceston. In Launceston you can access a wide range of shops, supermarkets and restaurants together with banks, places of worship, doctors, dentists and veterinary surgeries. There are two testing 18 hole golf courses

and secondary school educational facilities to A-level standard. In addition there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro. At Exeter there is an excellent range of shopping facilities including department stores, cinema, international airport, mainline railway station serving London Paddington and access to the M5 motorway. The city port of Plymouth is twenty seven miles to the south and benefits from a cross channel ferry serving northern France and Spain.

### **DIRECTIONS**

From the Stags office in Launceston, turn left out of the car park and proceed down St Thomas Hill towards Bude/Holsworthy. Take the first right hand turn halfway down the hill, signposted to Polson. Follow this road and the property can be found a short distance along on the left hand side.

### **LETTING**

The property is available to let on a assured shorthold tenancy for 6 months plus, part furnished and is available End of May. RENT: £650.00 pcm exclusive of all other charges. DEPOSIT: £750.00 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	56		
(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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These particulars are a guide only and should not be relied upon for any purpose.