



1 Newton Cottages Lawhitton, Launceston, Cornwall
PL15 9LG

Well presented, semi detached cottage with beautiful countryside views.

Launceston 1.5 miles - Plymouth 24 miles - North Cornish Coast 18 miles

• Open Plan Kitchen/ Diner • Living Room • 4 Bedrooms • Parking & Enclosed Garden • Available Now • No Pets • 6 Months plus • Deposit: £1269.00 • Council Tax band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE

From parking area, side entrance door leading into:

OPEN PLAN DINING ROOM/KITCHEN

Dining area: Wooden flooring, built in storage cupboard housing gas fired boiler and hot water tank, 2 radiators, triple glazed window to the side, smoke alarm and triple glazed double doors to rear leading to patio.

Kitchen: Cream wall and base units with work surfaces and tiled splash backs above, wooden flooring, space and plumbing for washing machine and dishwasher, integrated electric cooker and gas hob with stainless steel extractor hood over, triple glazed window to the rear with countryside views, carbon monoxide alarm.

BATHROOM

White suite comprising WC, wash hand basin and bath with mixer shower over, obscured window to front, extractor fan, ladder style heated towel rail and vinyl flooring.

LIVING ROOM

Window to rear with beautiful countryside views, door to front and rear garden, alcove shelving, 2 radiators, stairs rising to first floor with storage cupboard under, electric fire set in tiled surround and smoke alarm.

FIRST FLOOR LANDING

Smoke alarm, positive pressure ventilation unit and built in cupboard with shelving.

BEDROOM 3

Double room, double glazed window to front and to rear with superb views of the surrounding countryside, radiator and alcove shelving.

BEDROOM 4

Single room, double glazed window to rear with countryside views, radiator and built in shelving.

BEDROOM 1

Double room, radiator and triple glazed windows to side and rear with views of surrounding countryside.

BEDROOM 2

Double room, radiator and triple glazed window to side.

SHOWER ROOM

White WC, wash hand basin and corner shower cubicle with mixer shower, ladder style heated towel rail, double glazed obscured window to front, wall mounted cabinet and extractor fan.

OUTSIDE

To the side of the property is a concrete area providing ample off road parking along with 2 storage sheds. From this area is a gate access to the rear garden which is mainly laid to lawn and contains various mature shrubs, plants and bushes. From the living room double doors is a raised patio area providing superb views of the surrounding countryside.

SERVICES

Mains gas, water and electric.
Private drainage (shared septic tank).
Council Tax Band: B (C.O).

SITUATION

The property is situated in an accessible location, on the outskirts of the rural village of Lawhitton. The former market town of Launceston is approximately 1.5 miles to the north of the property with a good range of shopping facilities including supermarkets, restaurants, doctors, dentists, veterinary surgeries as well as private and state schooling to A level standard. Tavistock is approximately 11 miles to the south east with all the associated facilities of a thriving market town and access to Dartmoor National Park. The city port of Plymouth is approximately 25 miles to the south and has a superb range of shopping facilities including Drake Circus shopping centre, cross channel ferry services for northern France and Spain and deep water marina. At Launceston, there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to a mainline railway station serving London Paddington, M5 motorway network and international airport serving a number of UK and European destinations.

DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 slip road sign posted to Okehampton, Callington and Tavistock. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off the slip road and proceed over the flyover, at the roundabout, take the exit straight ahead of you signposted for the A388. Continue along this road for a short distance and when the road forks, take the left hand fork. Continue along this road and the property will be found on the right hand side, a short distance along.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1100.00 pcm exclusive of all other charges. DEPOSIT: £1269.00 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			
(69-80) C		74	84
(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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