



13 Dunheved Fields,
Launceston, Cornwall PL15 7HS

Well appointed, detached bungalow located in a sought after residential area.

Launceston Town 0.9 miles - Plymouth 26 miles - Exeter 43 miles

• Convenient Location • 2 Double Bedrooms • Large Garden with Summerhouse • Ample Parking & Garage • Available July • Small Pet Considered (terms apply) • 12 months plus • Deposit: £1326.00 • Council Tax band: D • Tenant Fees Apply

£1,150 Per Calendar Month

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



ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Radiator, large built in cupboard, laminate flooring.

KITCHEN

Range of fitted white wall and base units, 1.5 bowl sink unit, window overlooking front driveway. Integrated double oven and ceramic hob with extractor over. Dishwasher, appliance space for fridge freezer, radiator, laminate flooring, door to garage.

LIVING ROOM

Patio doors providing access to the rear garden, gas fire, radiators, door to:

OFFICE AREA

Radiator, carpeted, opening into:

CONSERVATORY

Windows overlooking rear garden, laminate flooring, double doors leading to decked area.

BEDROOM 1

Double room, window to the rear overlooking garden, fitted wardrobe.

BEDROOM 2

Double room, window to the front, fitted wardrobe.

SHOWER ROOM

Modern suite comprising large cubicle with mixer shower, hidden cistern WC, wash hand basin set in vanity unit. Ladder style heated towel rail, tiled flooring, obscured window to the front.

OUTSIDE

The property is accessed via a gated driveway, providing parking for several cars. From the driveway there is access to either side of the bungalow to the rear garden and an up and over door to the single garage. The enclosed rear garden is mainly laid to lawn with mature beds and borders, a decked area, patio, summerhouse and two large storage sheds.

SERVICES

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

SITUATION

The property occupies a prominent position in a sought after residential area of Launceston, approximately a mile from the town centre with its numerous shops, boutiques, cafés, restaurants and public houses. Launceston also offers doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall, sporting and social clubs, fully equipped leisure centres and education facilities available up to A-level standard. 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 motorway network, main line railway station serving London Paddington and an international airport. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks.

DIRECTIONS

From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into Woburn Road. Follow Woburn Road until you see Launceston College up ahead of you. A short distance before reaching the school, the property can be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available July. RENT: £1150.00 pcm exclusive of all other charges. One small pet considered. Where the agreed let permits a pet the rent will be £1175.00 pcm. DEPOSIT: £1326.00 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		82
(69-80)	C		
(55-68)	D	64	
(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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