



## 2 Newton Cottages, Lawhitton, Cornwall PL15 9LG

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Well presented, terraced cottage with countryside views.

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

• Open Plan Kitchen/Living • 2 Double Bedrooms • Enclosed Garden • Allocated Parking • Available Now • No Pets • 6 months plus • Deposit: £917.00 • Council Tax Band: A • Tenant Fees Apply

£795 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

DG front door leading into:

### OPEN PLAN KITCHEN/LIVING ROOM

Cream base units with work surfaces and tiled splash backs above, stainless steel sink unit, electric double oven, wooden flooring, window to rear, radiator, extractor fan, gas fire set on slate hearth with wooden mantle, beamed ceiling, stairs rising to first floor with storage cupboard below. Door to:

### REAR PORCH/HALL

Space and plumbing for washing machine. Door to rear garden and:

### BATHROOM

White suite comprising WC, wash hand basin and bath with electric shower over. Obscured window to rear, part tiled walls, wooden flooring, extractor fan, wall mounted electric heater, built in storage cupboard housing gas fired boiler and radiator.

### FIRST FLOOR LANDING

Smoke alarm, positive pressure ventilation unit. Doors to:

### BEDROOM 1

L shaped double room, radiator, DG window to rear with views over the garden and surrounding countryside

### BEDROOM 2

Double room, radiator, DG window to front.

### OUTSIDE

To the front of the property, along the road is allocated parking for two cars.

To the rear is a gravelled area with small garden shed. Beyond this is a lawned garden providing beautiful countryside views.

### SERVICES

Mains gas for fire & CH. Mains water and electric. Private drainage (shared septic tank). Council Tax Band: A (C.C).

### SITUATION

Situated on the outskirts of Launceston, within easy reach of the A30 and just 1.5 miles from the town centre. Launceston offers a comprehensive range of facilities including 24-hr supermarket, M&S Food Hall, doctors', dentists', veterinary surgeries and educational facilities. There is a leisure centre and two 18-hole golf courses, along with numerous sporting and social clubs. From Launceston, access can be gained to the A30 which links the cathedral cities of Truro to the west and Exeter to the east. The city port of Plymouth is 24 miles away. The popular North Cornish coast is approximately 18 miles to the north west where there are extensive sandy beaches, cliff-top walks and some of the most spectacular coastal scenery in the British Isles.

## 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 as the middle property 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: £795.00 pcm exclusive of all other charges DEPOSIT: £917.00 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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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