



Tregavithick Barn Lansallos, Looe, Cornwall PL13 2PY

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Semi-detached, refurbished barn set in a rural location with large gardens & beautiful countryside views. Available to rent on a 6 month renewable tenancy.

Looe 6 miles - Fowey 5 miles - Polperro 3 miles

- Kitchen • Living Room/ Diner • 3 Bedrooms • Gardens & Parking • Available Now • Pet Considered (terms apply) • 6 months plus • Deposit: £1903.00 • Council Tax Band: D • Tenant Fees Apply

£1,650 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

Entrance door leading into:

### SMALL ENTRANCE HALL

Tiled flooring, window to the side, radiator.

### CLOAKROOM

WC, radiator, obscured window to the front.

### KITCHEN

16'7" x 11'2"

Recently fitted grey wall and base units with wooden work surfaces and central island, Butler style sink, window to the side with far reaching views of the surrounding countryside. Integrated fridge freezer, dishwasher and wine fridge, electric Rangemaster with induction hob, smoke alarm, stairs to small landing with storage cupboard under.

### CONSERVATORY

16'4" x 8'8"

Vinyl flooring, radiator, windows to front.

### LIVING ROOM/ DINER

30'9" x 17'0"

Spacious room with beamed ceiling and wood burner set in feature brick fireplace. Windows to the front, door to rear garden, radiators, wall lights, stable style door to conservatory, smoke alarm, Wi-Fi booster, stairs rising to small landing with door into:

### BEDROOM 2

11'4" x 16'8"

Double room, radiator, dual aspect to side and rear with beautiful countryside views. Built in cupboard housing hot water cylinder, smoke alarm, Wi-Fi booster, built in snug/seating.

### FIRST FLOOR LANDING

Window to the rear overlooking the garden and surrounding countryside, smoke alarm, Wi-Fi booster.

### BEDROOM 3

8'6" x 10'1"

Small double/ single room, radiator, window to the rear with beautiful countryside views.

### BEDROOM 1

13'5" x 13'10"

Double room with doors to Juliet balcony, wall lights, radiator, door to:

### ENSUITE SHOWER ROOM

8'0" x 5'10"

Modern suite comprising hidden cistern WC, wash hand basin set in vanity unit and large walk in cubicle with rain shower. Tiled walls and floor, sensor lighting, window to front, ladder style heated towel rail.

### FAMILY BATHROOM

6'0" x 8'7"

Modern suite comprising hidden cistern WC, bath, wash hand basin set in vanity unit and walk in cubicle with rain shower. Tiled walls and floor, sensor lighting, window to front, ladder style heated towel rail.

### OUTSIDE

The property is accessed via a shared access leading to a driveway providing off road parking for two cars. There is a log store and a detached garage which the tenant may use for storage.

Beyond here are landscaped gardens with mature plants shrubs, bushes and two ponds. There is a further lawned garden around to the rear of the property.

### SERVICES

Mains water and electricity.

O.F.C.H.

Private drainage shared with neighbouring property- shared cost.

Council Tax band: D (C.C).

### SITUATION

Deep in the countryside, between Looe and Fowey, and just a mile from the beach, Tregavithick Barn is a well-presented character property. Fowey (only 5 miles away) is considered by many to be one of Cornwall's most attractive and least spoilt waterside towns. The town has an excellent range of shops and businesses that cater for most day to day needs.

### DIRECTIONS

On passing Bodmin Parkway, continue for approximately another 3 miles and take the right hand turning signposted East & West Taphouse/ Looe. Follow the road for approximately 1 mile and turn left at the T junction onto the A390. Approximately 1 mile on at Middle Taphouse, turn right and after 0.75 mile turn right onto A3359 for Looe. Follow this road for approximately 4.5 miles, then take the right hand turning signposted Lansallos/ Polruan. Continue along passing Tremaine Green and Talehay Cottage. After a further 2 miles, take the left hand turning for Tregavithick and follow the lane. The property can be found down there on the left hand side after passing the Cottage.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished or part furnished and is available now. RENT: £1650.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1675.00 pcm. DEPOSIT: £1903.00 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
(55-68) D		44	
(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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