



4 Duke Street, St Stephens, Launceston, Cornwall PL15
8HD

Semi detached, character cottage on outskirts of town. Available to rent on a 9 month tenancy.

Launceston 1 mile - Bude 18 miles - Plymouth 27 miles

- Living Room • Kitchen • 2 Bedrooms • Courtyard Garden • Available December • No Pets • 9 month tenancy • Deposit: £894.00 • Council Tax Band: B • Tenant Fees Apply

£775 Per Calendar Month

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



ACCOMMODATION TO INCLUDE:

Front door leading to:

HALLWAY

Slate flooring, wooden stairs to first floor.

CLOAKROOM

White WC and wash hand basin, obscured window to rear, slate flooring, extractor fan.

LIVING ROOM

Part furnished, windows to front, slate flooring, wood burner effect gas fire set in fireplace on slate hearth, wooden beams, carbon monoxide alarm, smoke alarm, 2 radiators, double doors to:

KITCHEN

Range of wooden wall and base units with work surfaces above and tiled splash back, slate flooring, dining table and chairs, washing machine, under counter fridge, window to rear, radiator, gas fired boiler, wooden beams, integrated electric cooker and gas hob with extractor hood over, sink unit with drainer.

FIRST FLOOR LANDING

Smoke alarm, window to rear.

BEDROOM 1

Double room, part furnished, windows to front, 2 radiators, built in wardrobe with light.

BEDROOM 2

Twin room, part furnished, built in cupboard housing hot water tank and linen shelving, radiator, window to rear.

BATHROOM

Suite comprising bath, WC, wash hand basin and shower cubicle with electric shower, light with shaver point, obscured window to rear, radiator, extractor fan.

OUTSIDE

To the rear of the property is an enclosed courtyard garden.

SERVICES

Mains water, gas and electric.
Council tax band B (C.C).

SITUATION

The property enjoys a convenient location in St Stephens, approximately a mile from the former market town of Launceston which has doctors, dentists and veterinary surgeries, a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.

Launceston allows convenient access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. To the north is the coastal resort of Bude with its

sandy beaches and cliff walks. Access to the A39, the Atlantic Highway, allows exploration of the majestic stretch of the North Cornish coast.

DIRECTIONS

From the Stags Launceston office, turn left out of the car park and proceed along Western Road going down St Thomas's Hill passing Launceston Castle on the right hand side as the road descends to Newport mini-roundabout. Take the second exit signposted St Stephens Hill. Continue to the top of the hill where you take the left turning signposted for Egloskerry. Continue along this road for a short distance where the property can be found as the first white semi detached cottage on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 9 months, part furnished and is available September. RENT: £775.00 pcm exclusive of all other charges. No Pets. DEPOSIT: £894.00 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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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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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