



The Old Sunday School , Albaston, Gunnislake, Cornwall
PL18 9EL

Beautifully converted property set in a quiet village location.

Callington 4.5 miles - Launceston 14.5 miles - Plymouth 19 miles

- Large Open Plan Kitchen/Living/Diner
- 3 Bedrooms
- Basement & Garage
- Low Maintenance Courtyard Garden
- Available November
- Pet Considered (terms apply)
- 6 months plus
- Deposit: £1846.00
- Council Tax band: E
- Tenant Fees Apply

£1,600 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front door into:

PORCH/ BOOT ROOM

Tiled flooring, windows to front, radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

Kitchen area: Range of grey wall and base units with island storage and work surfaces above with ceramic sink unit. Wooden flooring, window to the front and side, radiators, vaulted and beamed ceiling, fridge freezer, range style cooker with gas hob and extractor hood above, integrated under counter dishwasher, fridge and freezer, dining area with 6 seater dining table, velux, CO alarm. Door off dining area to BASEMENT & GARAGE.

Living room area: Furniture available if required, wooden flooring, doors to side leading to outside area, radiators, stairs rising to:

MEZZANINE SNUG/OFFICE AREA

Restricted head room, beamed ceiling, radiator, furniture available if required,

BEDROOM 3

Double room, Velux window, radiator, ceiling beams, restricted head room, furniture available if required.

BATHROOM

White suite comprising bath with mixer shower and screen over, WC and wash hand basin. Part tiled walls, Velux window, vinyl flooring, ladder style heated towel rail.

Off living area, steps down to:

INNER HALL

Small built in cupboard with shelving, smoke alarm, doors to:

BEDROOM 2

Double room, furniture available if required, window to side, radiator.

SHOWER ROOM

Modern white suite comprising WC, wash hand basin set in vanity unit and corner cubicle with mixer shower. Ladder style heated towel rail, tiled flooring, extractor fan and light tube.

UTILITY ROOM

Vinyl flooring, door to side path access, white wash hand basin, wall and base unit with work surface, gas boiler, washing machine with work surface above, smoke alarm.

Door from inner hall to:

MASTER SUITE

Hall with concertina doors to walk in wardrobe with large mirror fronted wardrobes and tiled flooring. Door into MASTER BEDROOM double room, furniture available if required, radiator, window to the side.

ENSUITE SHOWER ROOM

Modern suite comprising large walk in cubicle with tiled surround and mixer shower, tiled flooring, hidden cistern WC, double wash hand basins set in vanity units with cupboards, light tunnel, extractor fan, ladder style heated rail.

OUTSIDE

Off road parking for two cars, side paved area enclosed by fencing. There is a basement for storage and also a large garage also providing ample storage.

SERVICES

Mains water, drainage, gas and electricity.

Council Tax band: E.

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1Mbps. Superfast: Download 40 Mbps, Upload 8 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Three & Vodafone- Limited. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 25-minute journey). Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 20 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DIRECTIONS

From Kelly Bray take the left hand turning just after The Swingle Tree public house, sign posted for Tavistock/Luckett, continue along this road for approximately a mile and at the junction turn left onto the A390. Follow this road for approximately 3.5 miles through the hamlet of St Anns Chapel, passing the Rifle Volunteer on your right hand side. Take the right hand turning just after the second speed camera, signposted for Calstock/Albaston. Continue down the hill, passing the school on your left hand side, take the first left hand turning and the property will be found as the first on the right.

LETTING

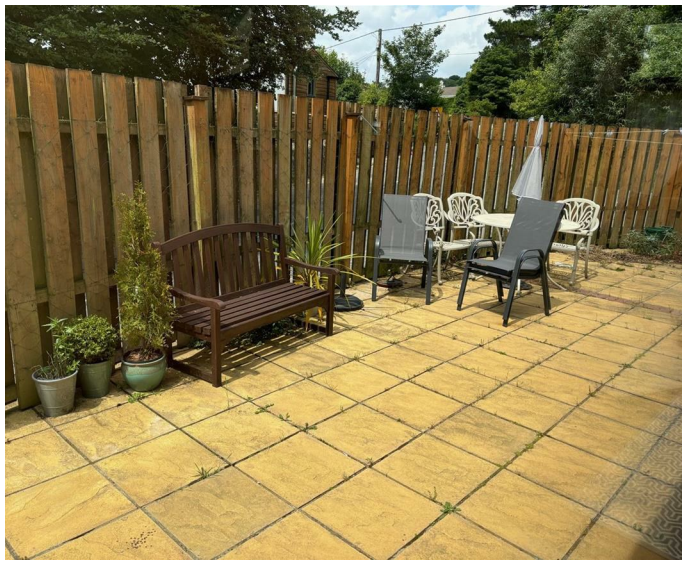
The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished or fully/part furnished and is available November. RENT: £1600.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £1625.00 pcm. DEPOSIT: £1846.00 Returnable 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			93
(81-91) B		78	
(69-80) C			
(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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