



10 Mowbray Mews, Tresparrett, Camelford, Cornwall  
PL32 9TF

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Semi detached property with countryside views set  
in quiet rural village.

Boscastle 4 miles - Camelford 7 miles - Bude 12 miles

- Open Plan Living Accommodation
- 2 Double Bedrooms
- Countryside Views
- 2 Parking Spaces
- Available Now
- One Small Dog Considered
- 6 months plus
- Deposit: £980.00
- Council Tax band: B
- Tenant Fees Apply

£850 Per Calendar Month

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## **ACCOMMODATION TO INCLUDE:**

Front door to SMALL HALL AREA with tiled flooring and coat hooks, leading to:

### **KITCHEN/DINER**

Tiled flooring, range of wooden wall and base units with integrated electric hob and oven and extractor hood over, ceramic sink unit, window to rear overlooking fields and countryside, space for washing machine and fridge freezer.

### **LIVING ROOM**

Window to the front, smoke alarm, night storage heater, stairs rising to the first floor with storage cupboard under housing hot water cylinder.

### **FIRST FLOOR LANDING**

Window to the rear with countryside views, smoke alarm.

### **BATHROOM**

White WC, wash hand basin and bath with electric shower over. Heated towel rail, laminate flooring, window to rear.

### **BEDROOM 2**

Double room, night storage heater, window to the front.

### **BEDROOM 1**

Double room, night storage heater, built in wardrobe, window to the front with far reaching views.

### **OUTSIDE**

To the front of the property are two allocated parking spaces.

### **SERVICES**

Mains water, drainage & electricity.

Council tax band: B

Ofcom predicted broadband services - Standard:

Download 6 Mbps, Upload 0.7 Mbps. Ultrafast:

Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data:

Internal - EE, O2, Three & Vodafone- Limited. External - EE, Three, O2 & Vodafone- Likely.

### **SITUATION**

The property lies in the hamlet of Tresparrett, in close proximity to Marshgate post office/general stores and less than a mile away from Otterham primary school. The Horse Shoe public house can be found within walking distance. A wider range of facilities can be found in the town of Camelford with its supermarkets, doctors' surgery and veterinary practice. The picturesque beach at Crackington Haven is just over 3 miles away with 2 beachside cafes, a beach front public house and access to the South West Coastal Path. The A30 trunk road, 11 miles away, linking the Cathedral cities of Truro and Exeter.

## **DIRECTIONS**

From the Launceston Stags office, turn Right on to Western Road and continue out of the town. After passing the petrol station on the left hand side continue straight through the traffic lights and progress to the roundabout ahead. At the roundabout take the first exit towards Bodmin on the A30. Follow this for approx 2 miles and take the 2nd exit off signposted towards North Cornwall/Camelford on the A395. Follow this road through Pipers Pool and at Hallworthy take the second exit to Otterham A39 heading towards Bude. Carry on along this road and at the next T-junction turn right for Bude. Approx ½ mile along take the turning to the left signposted to Crackington Haven and Boscastle. Follow this road into Marshgate village and just after the post office on the left, take the left hand turning signposted Tresparrett. Follow this road along a short distance and the entrance to the cul de sac can be found through an arch in the stone front buildings on the left hand side just after Tresparrett House. The property can be found in the left hand corner.

## **LETTING**

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £850.00 pcm exclusive of all other charges. One small dog considered. Where the agreed let permits a pet the rent will be £875.00 pcm. DEPOSIT: £980.00 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			86
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Kensley House, 18 Western Road, Launceston,  
 PL15 7AS  
 01566 771800  
 rentals.launceston@stags.co.uk  
 staas.co.uk



@StagsProperty