



23 Delaware Court,
Gunnislake, Cornwall PL18 9BH

Mid terrace property located on peaceful cul-de-sac. Available on a 6 month renewable tenancy.

Callington 5 miles - Launceston 15 miles - Plymouth 19 miles

• Living Room • Kitchen & Walk in Pantry • 3 Bedrooms • Available Now • Gardens & Garage • One Pet Considered (terms apply) • 6 months plus • Deposit: £1067.00 • Council Tax band: C • Tenant Fees Apply

£925 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

DG front door leading into:

ENTRANCE HALL

Radiator, smoke alarm and stairs rising to first floor.

LIVING ROOM

Bay window to front, radiator, stone feature fireplace (not in use), under stair storage cupboard housing gas meter.

REAR HALL

With door to:

WALK IN PANTRY

Shelving and electric point.

CLOAKROOM

WC and wash hand basin, obscured window to conservatory and vinyl flooring.

KITCHEN

Range of beech wall and base units with work surfaces and tiled splash backs above, stainless steel sink unit, window to rear, space for fridge freezer and electric cooker, space and plumbing for washing machine and dishwasher, vinyl flooring, radiator and gas fired boiler.

CONSERVATORY

DG windows and double doors to rear garden.

FIRST FLOOR LANDING

Built in airing cupboard.

BATHROOM

White suite comprising bath with mixer shower over, WC and wash hand basin, part tiled walls, vinyl flooring, obscured window to rear and radiator.

BEDROOM 2

Double room, window to rear and radiator.

BEDROOM 1

Double room, radiator and window to front.

BEDROOM 3

Single room, window to front and radiator.

OUTSIDE

To the front of the property is a lawned garden, single garage in a block and two off road parking spaces.

To the rear is a gravelled courtyard garden with mature shrubs and bushes. There is a gate access to a communal path which leads back around to the front of the property.

SERVICES

Mains water, drainage, electric & gas.

Council Tax band C (C.C).

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1Mbps. Superfast: Download 73 Mbps, Upload 18 Mbps. Ultrafast: Download 950 Mbps, Upload 950 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodafone- Limited. Three- None. 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 Launceston take the A388 road south towards Callington passing through the villages of Little Comfort and the small village of Treburley. On approaching the outskirts of Callington you enter the fringe village of Kelly Bray and take the left hand turn signposted B3257 Gunnislake. Continue along this road until you reach a T-junction again turning left signposted Gunnislake. Continue on this road and you will reach St Anns Chapel. Pass the Post Office on your left hand side and continue along where you will come to a left hand turning sign posted for Delaware Road. Follow this road a short distance then take the next right turn. The property can be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £925.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £950.00 pcm. DEPOSIT: £1067.00 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		85
(69-80) C	73	
(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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