



Trepipen New Road, Boscastle, Cornwall PL35 0ED

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Single storey barn conversion set in a peaceful coastal hamlet. Available on a 6 month renewable tenancy.

Tintagel 2 miles Boscastle 1.5 miles Launceston 18 miles

• Open Plan Living/Kitchen • 2 Bedrooms • Office/Hobby Area • Garden & Parking • Available April • No Pets • 6 months plus • Deposit: £1153.00 • Council Tax band: B • Tenant Fees Apply

£1,000 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

Front door leading into:

### HALLWAY

Built in storage cupboard, smoke alarm, window to the front, wooden ceiling beams, wall lights.

### OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA: Solid wood wall and base units with solid wood work surfaces and tiled splash backs. Butler style sink unit, window to the front, exposed wooden 'A' frames, vinyl flooring, integrated gas hob with extractor hood above, integrated electric oven, space for fridge freezer.

LIVING ROOM AREA: window to the rear, double doors to the garden, vinyl flooring, gas wood burner effect heater, exposed wooden 'A' frames, loft ladder access to:

### OFFICE/HOBBY ROOM

Loft ladder access, Velux windows, restricted head room.

### BEDROOM 2

Double room, doors to rear garden, exposed wooden ceiling beams.

### WET ROOM

Mixer shower, tiled walls and flooring, white WC, wash hand basin set on work surface, obscured window to the rear, ladder style heated towel rail, wooden ceiling beams.

### BEDROOM 1

Double room, built in wardrobes, window to the front and the rear, double doors to the garden, wooden ceiling beams.

### OUTSIDE

To the front of the property is parking for two cars. To the rear is an enclosed garden mainly laid to lawn with mature borders, a patio area, a greenhouse and wooden garden shed. Tenants will have use of a shared utility room with space for a washing machine.

Note: Public right of way to one end of the garden.

### SERVICES

Private water supply (included in the rental). 50% contribution to filters and UV bulbs, payable to L:L.

Air source heat pump electric shared with L:L- (billed quarterly by L:L who will read the submeter, payable to L:L)

Bottled gas for the hob & wood burner.

Private drainage (shared septic tank- cost shared with L:L)

Council Tax band: B (C.C)

### SITUATION

The property is located in wonderful Cornish countryside, close to the spectacular North Cornish Coast and approximately 3 miles from the harbour village of Boscastle.

The thriving, self-sufficient coastal community boasts a health centre, primary school, community centre, post office, general stores, a bakery, newsagent and petrol station together with public houses, restaurant and various boutiques. Further amenities are available at Bude, Wadebridge and Launceston.

At Launceston, there is access to the A30 which links the cities of Truro to Exeter.

### DIRECTIONS

From the Launceston Stags office, turn right on to Western Road and past the petrol station on the left hand side and continue straight through the traffic lights, progressing 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 passing through the village of Pipers Pool and continuing for several more miles through Hallworthy and passing the Wilsey Down public house. Continue along this road and after approximately 2 miles, on approaching Davidstow church, take the right hand beside the grey property. Follow this road along to the T junction and turn left, then turn immediately right for Boscastle. Follow this road for approximately 1½ miles and turn right at the T junction for Boscastle. Continue along this road and you will come to a 5 cross way where there will be a postbox in the layby on the left, take the 1st left hand turning signposted Trevalga and follow the land for approximately 1 mile taking the next left hand turn. Follow this road along and you will come to a cream house on the left, take the first driveway off to the right opposite this.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available in April. RENT: £1000.00 pcm exclusive of all other charges. No Pets.

DEPOSIT: £1153.00 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 AND 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		
(55-68) D		
(39-54) E	39	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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