



Dove Cottage Steppes Farm, Advent, Camelford,
Cornwall PL32 9QW

Semi detached cottage set in rural location with far reaching countryside views. Available to rent on a 6 month renewable tenancy.

Bodmin 12.5 miles - Launceston 20 miles - Padstow 18 miles

• Beautiful Countryside Views • Living Room with woodburner • Furnished or Unfurnished • Communal Garden & Parking Area • Available Now • No Pets • 6 months plus • Deposit: £980.00 • Council Tax band: • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

KITCHEN/ DINER

Range of wall and base units with work surfaces and ceramic sink unit. Vinyl flooring, window to the front, stairs rising to the living room with storage cupboard below, smoke alarm. Under counter fridge, washing machine, integrated cooker with ceramic hob and extractor fan, electric heaters.

SHOWER ROOM 5'2" x 5'9"

White WC, wash hand basin set in vanity unit and corner cubicle with mixer shower. Obscured window to the rear, vinyl flooring, heated towel rail.

BEDROOM 14'1" x 8'3"

Double room, window to the rear, electric heater, furnished if required, smoke alarm.

Up stairs to:

LIVING ROOM

Wood burner set on slate hearth, beamed ceiling, window to the rear with far reaching countryside views, Velux, electric heater, smoke alarm.

OUTSIDE

There is allocated parking for two cars. To the rear of the property is a patio area and communal lawned gardens.

SERVICES

Rent inclusive of water, sewerage, council tax & internet.

Mains electricity- sub metered (payable to L:L monthly).

SITUATION

The property is situated in a quiet, picturesque location. Approximately 2.5 miles away is Camelford, offering both primary and secondary schools as well as a comprehensive range of shopping facilities, including a Co-op, chemist, Post Office, doctor's surgery and veterinary practice. Within 10 miles, the market town of Wadebridge offers a wide variety of independent shops together with primary and secondary schools, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The picturesque and rugged North Cornish Coast lies just over 5 miles away giving access to an extensive range of sandy beaches and cliff top walks with some of the most stunning coastal scenery in the UK.

DIRECTIONS

On entering Camelford, carry on straight through the town and upon exiting Camelford, pass the petrol garage on the left hand side then take the left hand turning immediately after this on the B3266 Bodmin. Continue along this road for approximately a mile, taking the left hand turning signposted Advent Church. Continue along the lanes for a further mile, bearing round a right hand bend and as the road bears left the entrance to the Farm can be found on the right hand side. Follow the lane along and the property will be signposted.

what3words.com [///unroll.originate.mingles](http://unroll.originate.mingles)

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, un/part or fully furnished and is available now. RENT: £850.00 pcm inclusive of internet, council tax, water and sewerage charges but exclusive of all other charges. No pets. 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		90
(81-91) B		
(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



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