



Bokenna Farmhouse Dobwalls, Liskeard, Cornwall PL14 6LF

Semi detached property in peaceful location.
Available to rent on a 6 month renewable tenancy.

Liskeard 4 miles - Bodmin 11 miles - Launceston 20 miles

• 3 Bedrooms (1 ensuite) • Living Room • Kitchen/Diner • Parking, Gardens & Storage • Available End of June • Dog Considered (terms apply) • 6 months plus • Deposit: £1125.00 • Council Tax band: D (C.C) • Tenant Fees Apply

£975 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

ENTRANCE HALL

Window to side, radiator, built in storage cupboard, door to inner hall.

UTILITY ROOM

Range of cream wall and base units with work surfaces and tiled splash backs, windows to side and front, stainless steel sink unit, Velux window, space for fridge freezer and washing machine, tiled floor.

BATHROOM

White suite comprising WC, wash hand basin and bath with mixer shower over, tiled walls and floor, obscured windows to side and rear, wall mounted electric heater, radiator, shaver point.

INNER HALL

Radiator, stairs rising to first floor with cupboard under.

LIVING ROOM

Radiator, windows to front and side, open fire with slate hearth, built in cupboard with shelving.

KITCHEN/DINER

Good size room with range of white wall and base units with work surfaces and tiled splash backs, integrated electric oven and ceramic hob, 1½ bowl sink unit, windows and door to rear, tiled floor, 2 radiators, space for under counter fridge and dish washer, oil fired boiler, smoke alarm.

FIRST FLOOR LANDING

BEDROOM 1

Double room, window to side and front, radiator, door to:

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with mixer shower, part tiled walls, vinyl flooring, window to front.

BEDROOM 2

Double room, window to side, radiator, shelving.

BEDROOM 3

Double room, window to side and front, built in cupboards, dressing table and wardrobe, radiator.

OUTSIDE

The property has shared access with Bokenna House. The access leads into the yard where there is parking for two cars and 2/3 of a barn for storage. To the side is a patio area and beside this is access to a grassed area. A tool shed is available for tenants use by separate negotiation.

SERVICES

Mains electricity and water (payable to the L:L quarterly). Private drainage (shared cess pit, annual charge for emptying, payable to L:L). O.F.C.H. Council Tax band: D (C.C).

DIRECTIONS

Directions to the property can be obtained from the agent upon booking a viewing.

LETTING

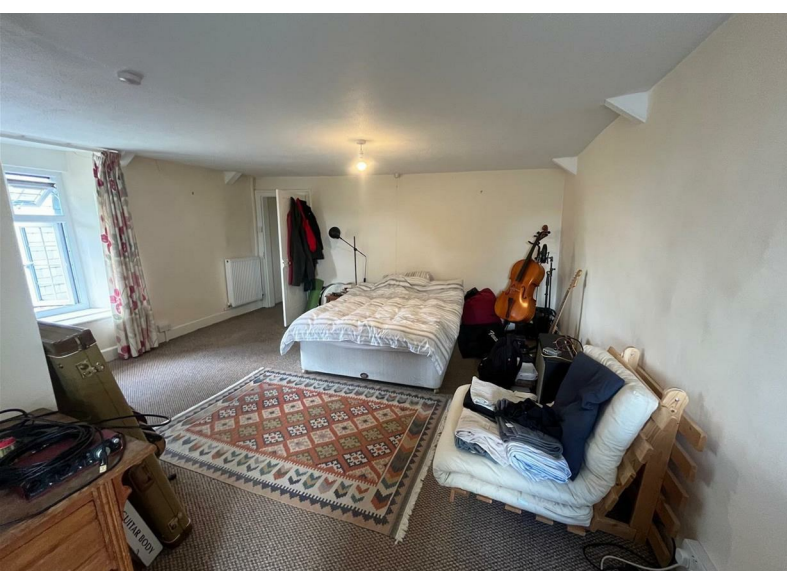
The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and is available at the End of June. RENT: £975.00 pcm exclusive of all other charges. One dog considered. Where the agreed let permits a dog the rent will be £1000.00 pcm. DEPOSIT: £1125.00 Returnable at 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.



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



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