



The Mowhay Hole Barton Farm, Egloskerry, Launceston,
Cornwall PL15 8SG

Well presented barn conversion, located on rural
development. Available on a renewable tenancy.

Launceston 5 miles - North Cornish Coast 13 miles - Plymouth 30 miles

• Living Room/Diner • Kitchen • 2 Bedrooms • Gardens &
Parking • Available June • Pet Considered • 12 month plus • Deposit:
£1009.00 • Council Tax band: C • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Door leading to small entrance area, then through to:

KITCHEN

Range of beech effect wall and base units, tiled splash backs, integrated electric cooker with ceramic hob and extractor hood over, stainless steel sink unit, window to rear, tiled flooring, integrated fridge and freezer, space and plumbing for washing machine and dishwasher, shelves, door to side.

LIVING ROOM/DINER

Window and door to front, wood burner set on slate hearth, under stair storage cupboard, smoke alarm, stairs leading to first floor.

CLOAKROOM

White wash hand basin with tiled splash back, low flush WC, ladder style heated towel rail, extractor fan, built in cupboard housing electric meter, light with shaver point, tiled flooring.

FIRST FLOOR LANDING

Built in storage cupboards, exposed ceiling beams, smoke alarm.

BEDROOM 1

Double room, window to front, radiator, built in cupboards, exposed ceiling beams, door to side ramp.

BATHROOM

White suite comprising of low flush WC, wash hand basin and bath with tiled surround and mixer shower above, vinyl flooring, exposed ceiling beam, extractor fan, ladder style heated towel rail.

BEDROOM 2

Single/small double room, window to front, radiator, exposed ceiling beam.

OUTSIDE

To the side of the property is a small log/dustbin store and a gravelled area providing off road parking for two cars.

To the front and rear are gardens mainly laid to lawn.

SERVICES

Mains water, drainage and electric.

O.F.C.H (under floor heating to ground floor).

Council Tax band C (CC).

Rent inclusive of gardening services for communal areas.

Ofcom predicted broadband services - Standard:

Download 6 Mbps, Upload 0.7 Mbps. Superfast:

Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data:

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

SITUATION

The property lies less than half a mile from the village of Egloskerry with its well respected primary school, church and thriving village hall. The former market town of Launceston is 5 miles away with a comprehensive range of shopping facilities, 24-hour supermarket, doctors, dentists, veterinary surgery, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.

DIRECTIONS

From Launceston Stags office, turn left out of the car park on to Western Road. Follow the road as it bears down the hill toward Bude and Holsworthy. Continue through the traffic lights and at the mini roundabout proceed straight over and up the hill in front of you. At the top of the hill turn left toward Egloskerry and North Petherwin (opposite the church). Follow this road for 3 miles until reaching the village of Egloskerry. Continue along and as the road bears round to the left, Hole Barton can be found on the right hand side. On entering the development take the road off to the left, following it all the way round to the top and the property can be found in front of you (the barn has a ramp to the side of it).

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available June. RENT: £875.00 pcm exclusive of all other charges. Pets considered. DEPOSIT: £1009.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Strutt & Parker 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		88
(69-80) C	76	
(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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