



48 St. Stephens Hill, Launceston, Cornwall PL15 8HR

Grade II Listed Toll House in a convenient location on the outskirts of town.

Town Centre 0.9 miles - Bude 19 miles - Exeter 45 miles

• One Bedroom • Kitchen • Living Room • Grade II Listed • Available September • No Pets • 6 Months plus • Deposit: £750.00 • Council Tax band: A • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

LIVING ROOM

14'2" x 11'5"

Windows to the front, radiator, wall lights, opening into:

KITCHEN

White wall and base units with worksurfaces above, electric cooker with extractor above, stainless steel sink unit, gas fired boiler, space for under counter fridge and washing machine, built in cupboard. Stairs rising to:

FIRST FLOOR

Small landing with doors to:

BEDROOM

14'4" x 9'4"

Double room, window to the front, 2 radiators, fitted wardrobes.

BATHROOM

White suite comprising bath with shower attachment, wash hand basin and WC. Radiator, window to the side, built in cupboard, vinyl flooring.

SERVICES

Mains electricity & gas (card payment meter).

Mains water & drainage.

Council Tax band: A (C.C).

Ofcom predicted broadband services - Standard:

Download 15 Mbps, Upload 1Mbps. Superfast:

Download 80 Mbps, Upload 20 Mbps. Ultrafast:

Download 1000 Mbps, Upload 1000 Mbps

Ofcom predicted mobile coverage for voice and data:

Internal - EE, Three- Likely. Three & EE- Limited.

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

SITUATION

The property enjoys a convenient location towards the top of St Stephens Hill which looks over and is within walking distance of the former market town of Launceston. There are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Launceston has convenient access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter.

To the north is the coastal resort of Bude with its sandy beaches and cliff walks. Access to the A39 road, the Atlantic Highway, allows exploration of the majestic stretch of the North Cornish coast.

DIRECTIONS

From Stags office in Launceston, head along the A388 St Thomas Road descending down the hill, passing the castle on the right hand side. Go through Newport, passing the Greenaways BP garage on the right hand

side and at the mini roundabout proceed straight ahead onto St Stephens Hill. Continue up the hill and after the entrance to Mayne Close on the left hand side, the property can be found as the last one on the left before the church.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available September. RENT: £650.00 pcm exclusive of all other charges. No Pets. DEPOSIT: £750.00 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.

RENTERS' RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

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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	63	80
(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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