



Sunnyside , Five Lanes, Launceston, Cornwall PL15 7RX

Detached farmhouse set in a convenient village location.

Bodmin 14 miles - Launceston 8.5 miles - Plymouth 27 miles

• 4 Bedrooms • Newly Fitted Kitchen • Living Room with woodburner • Garden & Parking • Available Now • Pet Considered (terms apply) • 6 months plus • Deposit: £1500.00 • Council Tax band: C • Tenant Fees apply

£1,300 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

DINING AREA/SNUG

12'1" x 12'0"

Window to the front, original slate flooring, door to the living room, step up to:

KITCHEN DINER

19'6" x 11'5"

Original slate flooring, window to the front and side, electric heater, oil fired Rayburn. Newly fitted wall and base units with work surfaces above, integrated electric oven and ceramic hob with extractor hood above, 1.5 bowl sink unit, door to:

UTILITY/ BOOT ROOM

Door into living room, window to the side, original slate flooring, space and plumbing for washing machine, electric heater, Butler style sink, door to outside store.

DOWNSTAIRS SHOWER ROOM

White WC, wash hand basin and walk in shower. Tiled walls, ladder style heated towel rail, electric fan heater, vinyl flooring, extractor fan.

LIVING ROOM

17'0" x 17'10"

Windows to front and side, electric heaters, original slate flooring, wood burner set on slate hearth, stairs rising to first floor with storage cupboard

FIRST FLOOR LANDING/ STUDY AREA

Electric heater, window to the front, built in cupboard housing hot water cylinder.

BEDROOM 1

12'10" x 12'6"

Double room, electric heater, window to side.

BEDROOM 2

11'5" x 11'8" plus alcoves

Double room, window to front, electric heater.

BATHROOM

White WC, wash hand basin set in vanity unit, large walk in cubicle with electric shower. Heated towel rail, window to side, exposed ceiling beams.

BEDROOM 4

9'2" x 11'7"

Small double room, electric heater, window to the side.

SMALL SPLIT LANDING

With restricted head room, leading to:

BEDROOM 3

11'3" x 19'5"

Double room, exposed 'A' frames, window to front and to side, electric heater.

OUTSIDE

To the front of the property is a gravelled off road parking area for one car and a small concrete area suitable for a small table and chairs.

From the utility/ boot room is a door to an outdoor open storage area with corridor and steps leading to a lawned garden.

SERVICES

Mains water, drainage & electricity.

O.F.C.H.

Council Tax band: C (C.C).

Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.9 Mbps. Superfast: Download 49 Mbps, Upload 8 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 - Limited. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property lies in the heart of the small village of Five Lanes, where there is a primary school and well respected local hostelry

The Kings Head Arms. In the village of Altarnun, less than a mile away, there is a post office/general stores catering for day to day needs together with a most impressive church with tower, known as the Cathedral of the Moor. The property is located less than a mile from the A30 trunk road which links the Cathedral Cities of Truro and Exeter. In addition it provides access to the former market town of Launceston, known as the Gateway to Cornwall some 9 miles to the east with a comprehensive range of shopping facilities including 24-hour supermarket, doctors, dentists, veterinary surgeries, places of worship, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit signposted Bodmin, proceed on this road and after appx 7 miles take the turn off the dual carriageway signposted Altarnun and Five Lanes. At the mini roundabout turn right (3rd exit) and continue a short distance to the next T junction and turn left. Turn immediately right and then right again and you will see the Kings Head pub. Turn left heading down into Five lanes, following the road a short distance along, where the property can be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1300.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1325.00 pcm. DEPOSIT: £1500.00 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	66	74
(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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