



Meadow View Withielgoose Mills, Bodmin, Cornwall PL30 5LT

Beautifully presented, detached cottage, nestled in a peaceful, countryside hamlet. Available to rent on a 6 month renewable tenancy.

Bodmin 5.7 Miles - Wadebridge 5.3 Miles - Mawgan Porth 13.8 Miles

• Modern Fitted Kitchen • Living Room with wood burner • 3 Double Bedrooms • Enclosed Garden • Available November • Pet Considered (terms apply) • 6 Months plus • Deposit: £1730.00 • Council Tax band: D • Tenant Fees Apply

£1,500 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into small porch with further door into:

LIVING ROOM

Windows to the rear, wood burner set on slate hearth with stone surround, stairs rising to first floor, radiator, door to:

HALLWAY

Window to the rear, radiator, smoke alarm, door to:

BEDROOM 1

Double room, window to the rear, radiator.

KITCHEN/DINER

Range of modern fitted wall and base units with solid oak work surfaces, ceramic sink unit, window to front and rear, Cookmaster oven with five ring hob, island/breakfast bar with storage below, integrated dishwasher. Door to:

UTILITY ROOM

Built in cupboards, tiled flooring, appliance space for washing machine and tumble dryer, stable style door to garden.

DOWNSTAIRS SHOWER ROOM

White WC, wash hand basin and large cubicle with waterfall shower and handheld shower head, obscured window and tiled flooring.

FIRST FLOOR LANDING

Doors off to:

BATHROOM

Modern white suite comprising WC, wash hand basin and bath with mixer shower over. Wooden floorboards, obscured window.

BEDROOM 2

Double room, radiator, window to the front exposed wooden 'A' frame.

BEDROOM 3

Double room, radiator, window to the front.

OUTSIDE

The garden to the rear is mainly laid to lawn with an array of shrubs and trees and a patio area. On road parking is available to the front of the property.

(The hot tub and pergola shown in picture, will not form part of the rental).

SERVICES

Mains electricity & water.

Heating via an air source heat pump and underfloor heating in the kitchen and utility room.

Private drainage (septic tank).

Council Tax band: D.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7Mbps. Superfast: Download 40 Mbps, Upload 8 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone- Limited. EE & Three- None. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property is located in the tranquil hamlet of Withielgoose Mills. Surrounded by an array of picturesque countryside walks, it is perfect for dog walkers or any keen ramblers. Within 2.8 miles there is access to the A30 connecting you with Bodmin and Fraddon, offering a variety of shops, eateries, educational facilities and entertainment. Within 6 miles is the popular market town of Wadebridge also providing an assortment of amenities and the popular Camel Trail Cycle Path. Newquay airport is 11.9 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth.

What3words

///narrates.searching.viewers

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available November. RENT: £1500.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £1525.00 pcm. DEPOSIT: £1730.00 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.

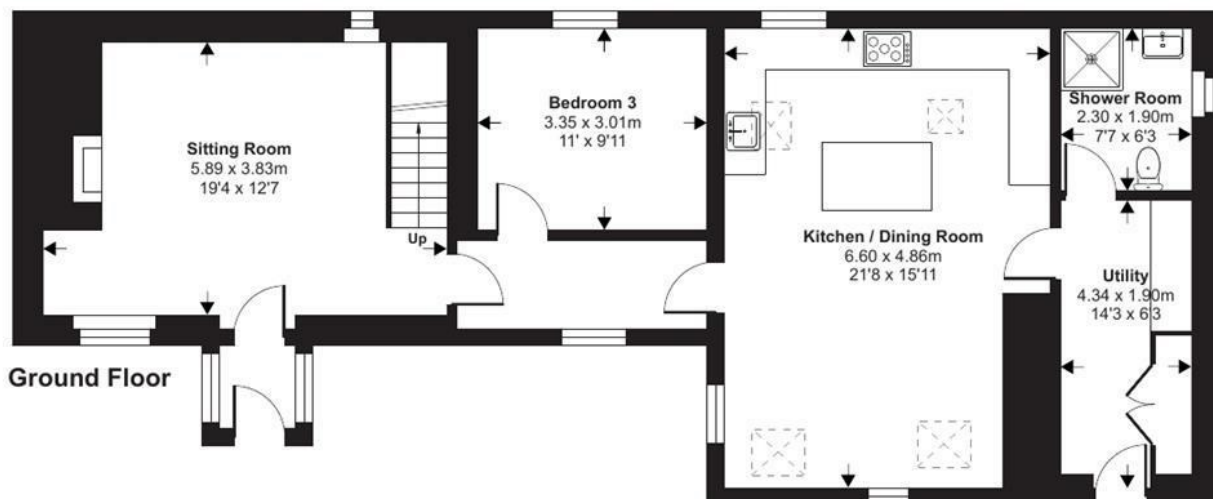
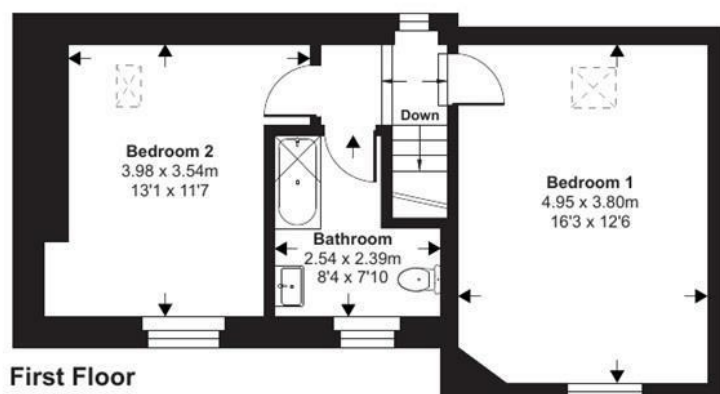
TENANT PROTECTION

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.



Approximate Area = 1373 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1208130

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.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		99
(81-91) B		
(69-80) C		74
(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		