



14, Rectory Road,
Lanivet, Cornwall, PL30 5HH

Well appointed, semi detached property in village location.

Bodmin 3.5 miles - Launceston 27.5 miles - Wadebridge 9 miles

• 2 Double Bedrooms • Kitchen/ Diner • Rear Garden • Off Road Parking • Available November • Pet Considered (terms apply) • 6 months plus • Deposit: £1153.00 • Council Tax band: A • Tenant Fees Apply

£1,000 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

HALLWAY

Window to the side, opening into:

LIVING ROOM

Window to the front, wooden flooring, wood burner set on slate hearth.

KITCHEN/ DINER

Range of cream wall and base units with tiled splash backs and work surfaces above. Integrated electric oven and ceramic hob with extractor hood above, space for fridge freezer, slimline dishwasher and washing machine. Wooden flooring, door to rear garden, window to rear, obscured window to side, under stair cupboard.

FIRST FLOOR LANDING

Smoke alarm, electric heater, obscured to side, airing cupboard.

BATHROOM

White WC, wash hand basin and bath with screen and electric shower over, tiled walls and flooring.

BEDROOM 2 9'3" x 9'10"

Double room, built in cupboard with hanging rail, window to rear, electric radiator.

BEDROOM 1 9'6" x 12'7"

Double room, window to front, walk in cupboard with hanging rail.

OUTSIDE

To the front of the property is a driveway providing parking for two cars. The rear garden can be accessed via a gate at the side of the property. There is a gravelled area and two outhouses, perfect for log and garden furniture storage. From here are steps leading up to a lawned garden with a raised decked area.

SERVICES

Mains water, drainage & electricity.
Council Tax band: A (C.C).

Ofcom predicted broadband services - Standard:

Download 18 Mbps, Upload 1 Mbps. Superfast:

Download 70 Mbps, Upload 20 Mbps. Ultrafast:

Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data:

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

SITUATION

The property is situated in the parish of Lanivet, a beautiful rural location with access to the A30 only a couple of miles away. The world renowned Eden Project is just seven miles away and the sandy beaches on the

north coast and Padstow are all within easy reach.

The historic town of Bodmin is just 4 miles distant provides all major amenities including doctors, hospital, bars, restaurants and a cinema. The Camel Trail leads from Bodmin, through Wadebridge and onto the harbour town of Padstow, a former train route now converted into a cycle trail passing the Camel Valley Vineyard, an ideal stop off and rest point.

what3words.com

///inefficient.mouth.forge

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available November. RENT: £1000.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1025.00 pcm. DEPOSIT: £1153.00 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.

14, Rectory Road, Lanivet, Cornwall, PL30 5HH



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	83
England & Wales		EU Directive 2002/91/EC



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

