



## 3, Alexandra Terrace, Race Hill, Cornwall, PL15 9BU

Terraced property with far reaching views, close to town centre. Available to rent on a long term tenancy.

Launceston Town 1 mile - Bude 20 miles - Exeter 42 miles

• Living Room • Kitchen & Utility Room • 3 Bedrooms • Available February • Gardens & Courtyard • Cat Considered (terms apply) • Long term let • Deposit: £980.00 • Council Tax band: B • Tenant Fees Apply

£850 Per Calendar Month

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALL

Radiator, stairs rising to bathroom and first floor landing. Door to:

### LIVING ROOM

Radiator, window to front providing far reaching views of the surrounding town and countryside.

### KITCHEN

Range of fitted wall and base units with wooden effect work surfaces above and tiled splash backs. Integrated electric cooker and gas hob with stainless steel extractor hood above, space for under counter fridge, freezer and dishwasher. 1½ bowl stainless steel sink unit, window to rear, vinyl flooring, built in under stair storage cupboard, door to:

### UTILITY ROOM

Cream wall and base units with work surface above and stainless steel sink unit. Vinyl flooring, space for washing machine, window and door to rear, radiator.

### BATHROOM

White suite comprising WC, wash hand basin and bath with shower attachment. Obscured window to rear, restricted head room, radiator, built in shelving.

### FIRST FLOOR LANDING

Built in storage cupboards.

### BEDROOM 2

Small double room, radiator, window to rear.

### BEDROOM 1

Double room, radiator, window to front with far reaching views of the surrounding town and countryside.

### BEDROOM 3

Single room, radiator, window to front with far reaching views of the surrounding town and countryside.

### OUTSIDE

To the front of the property is a low maintenance gravelled area. To the rear is a small enclosed courtyard area with a sheltered seating area with access to the raised lawn.

There is on street parking for one car which requires a permit.

### SERVICES

Mains water, electric & gas.

Council Tax band: B (C.C.).

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

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

### SITUATION

The property is located in a convenient location, less than half a mile from the town centre with its numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and education facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is

the coastal resort of Bude with its extensive sandy beaches and cliff walks.

### DIRECTIONS

From Stags, turn left onto Western Road and follow the road up past the castle into the town square. Follow the road through the square and when you come to the Southgate arch, proceed forward and bear to the left before the hill. At the end of Exeter Street turn right onto Tavistock Road. At the end of this road (opp Tesco) turn right onto Race Hill. Continue along this road and at the top of the hill, Alexandra Terrace can be found on the left hand side, raised above the road. The property can be found a short distance along on the right hand side, once you have walked up the slope.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available November. RENT: £850.00 pcm exclusive of all other charges. One cat considered. Where the agreed let permits a pet the rent will be £875.00 pcm. DEPOSIT: £980.00 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' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

### AGENTS NOTE

The rear of the properties in this terrace is accessed by all residents via a carriage path that runs behind the houses and crosses the gardens.



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
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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