



STAGS

7, Kings Meadow, Launceston, Cornwall, PL15 9TT

A 3 storey property situated within a small collection of new homes in the heart of Launceston. Available to rent on a long term tenancy.

Central Launceston Location - Bude 18 miles - Plymouth 25 miles

• 3 Bedrooms (1 ensuite) • Kitchen/ Diner • Enclosed Garden • Off Road Parking & Garage • Available End of October • Pet Considered • Long term let • Deposit: £1557.00 • Council Tax band: D • Tenant Fees Apply

£1,350 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading to:

HALLWAY

LVT flooring, radiator, door to garage, stairs rising to first floor with cupboard under.

CLOAKROOM

White WC, wash hand basin, part tiled walls, obscured window, tiled flooring, radiator.

UTILITY ROOM

9'9" x 5'3"

Tiled flooring, radiator, base cupboard with work surface above, sink unit and appliance space below, full height cupboard.

KITCHEN DINER

18'1" x 12'4"

Windows to the rear with far reaching views, range of fitted wall and base units. Integrated cooker and ceramic hob with extractor over, dishwasher and fridge freezer. LVT flooring, radiator, smoke alarm, stairs down to:

LIVING ROOM

18'1" x 12'4"

Window and double doors to rear garden, under stair storage cupboard.

FIRST FLOOR LANDING

Smoke alarm, velux window, radiator.

BEDROOM 3

12'3" x 7'8"

Small double room, window to the rear with far reaching views, radiator.

BEDROOM 1

13'9" x 9'11"

Double room, window to the rear with far reaching views, large built in cupboard, radiator. Door to:

ENSUITE SHOWER ROOM

Modern suite comprising WC, wash hand basin set in vanity unit and large cubicle with mixer shower over and glass screen. Tiled walls and flooring, ladder style heated towel rail

BEDROOM 2

10'0" x 9'10"

Double room, window to the front, radiator, large built in cupboard.

BATHROOM

Modern suite comprising WC, wash hand basin set in vanity unit and bath with mixer shower over and glass screen. Tiled walls and flooring, ladder style heated towel rail.

OUTSIDE

To the front of the property is a driveway providing off road parking for 2-3 cars. From here is access to the single garage. There is a side access path to the rear enclosed garden.

SERVICES

Mains water, electricity & drainage. Air source heat pump central heating.

Council Tax band: D (C.C).

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

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

SITUATION

The property is located less than half a mile from the town centre with a range of shops, sporting and social clubs. Launceston also offers a fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, a 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road is easily accessible and links the

Cathedral cities of Truro and Exeter. Exeter offers 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.

DIRECTIONS

From Stags Launceston Office, proceed along Western Road through the town centre until Southgate Arch. Go through the arch and continue straight ahead, on the left hand bend, proceed up Race Hill until the two no entry signs. Turn right onto Bounsall's Lane. At the top of Bounsall's Lane turn left onto Windmill Hill, continue and take the second left onto Penworth Close. Drive along through Penworth Close and at the end of the no through road you will arrive at Kings Meadow. The property can be found towards the bottom of the estate on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1350.00 pcm exclusive of all charges. DEPOSIT: £1557.00 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. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at stags.co.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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	88
EU Directive 2002/91/EC		



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