



1 Kings Meadow, Windmill Hill, Launceston, Cornwall
PL15 9TT

Modern 2 bedroom 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

• Open Plan Kitchen/Living/Diner • 2 Bedrooms • Convenient Location • Parking & Garage • Available End of April • Pet Considered • Long term let • Deposit: £1211.00 • Council Tax band: C • Tenant Fees Apply

£1,050 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Part glazed entrance door leading into:

ENTRANCE HALL

Wood effect flooring, stairs rising to the first floor, doors to utility and INTEGRAL SINGLE GARAGE with light and power.

UTILITY ROOM

Tiled flooring, base units with sink unit, work surfaces and appliance spaces below. White WC, built in cupboard.

FIRST FLOOR LANDING

Window to side, stairs rising to second floor.

BEDROOM 2

Small double with fitted wardrobes, radiator, window to the rear.

OPEN PLAN KITCHEN LIVING ROOM

Living room: Double doors to the rear patio area, single door to side, radiator, carpeted.

Kitchen/diner: Range of fitted wall and base unit with integrated fridge freezer and dishwasher, work surfaces above and sink unit. Wood effect flooring, radiator, window to front, integrated electric cooker with ceramic hob and extractor above.

BATHROOM

Modern white suite comprising WC, wash hand basin with vanity drawer below and bath with mixer shower over. Tiled walls and flooring, window to the front.

SECOND FLOOR LANDING

Radiator, eaves storage cupboard,

BEDROOM 1

Double room, radiator, window to the rear with park views.

ENSUITE SHOWER ROOM

Modern white suite comprising WC, wash hand basin with vanity drawer below and cubicle with mixer shower. Tiled flooring and part tiled walls.

OUTSIDE

At the front of the property, a tarmacked driveway provides parking for two cars, with additional visitor parking available within the estate. Stainless steel steps lead up to the rear outside space, which is enclosed by wooden fencing and a stone wall. The garden features a patio area accessible from the kitchen/dining/sitting room, while the remainder is gravelled, offering a low-maintenance outdoor space.

SERVICES

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

Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors –Likely.

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 Penworth Close and at the end of the no through road you will arrive at Kings Meadow.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1050.00 pcm exclusive of all other charges. One pet considered. DEPOSIT: £1211.00 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.



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		81	89
(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	



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