



Howards Way Madford Lane, Launceston, Cornwall PL15 9EB

Well appointed, 2 bedroom flat set in convenient town location.

Launceston Town 0.1 miles - Plymouth 26 miles - Exeter 45 miles

• Newly Decorated • 2 Double Bedrooms • Communal Parking Area • Convenient Town Location • Available Now • No Pets • 6 months plus • Deposit: £778.00 • Council Tax band: A • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Communal entrance into hall leading to flat entrance door. This opens into:

ENTRANCE HALL

Fuse board and electric meter, door to:

KITCHEN/DINER 9'8" x 9'10"

White wall and base units with work surface and tiled splash backs, space for under counter fridge and washing machine (appliances available if required), integrated electric double oven and ceramic hob, stainless steel sink unit, night store heater, built in cupboard housing hot water cylinder, space for fridge freezer, door to:

SHOWER ROOM

White WC, wash hand basin and cubicle with electric shower. Vinyl flooring, part tiled walls, obscured window to the side, extractor fan, ladder style heated towel rail.

LIVING ROOM 10'0" x 13'1"

Window to the side, smoke alarm, electric heater.

BEDROOM 1 10'2" x 8'3"

Double room, laminate flooring, night store heater, window to the side.

BEDROOM 2 13'5" x 7'4"

Double room, laminate flooring, night store heater, window to the side.

OUTSIDE

To the front of the block is a communal parking area with one unallocated space.

SERVICES

Mains water (rated), drainage & electricity.

Council Tax band: A (C.C).

Ofcom predicted broadband services - Standard:

Download 18 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data:

Internal - EE- Good. O2- variable. Three & Vodafone-Limited. External - EE, Three, O2 & Vodafone- Good.

SITUATION

The property is situated within a convenient location in the former market town of Launceston. In Launceston you can access a wide range of shops, supermarkets and restaurants together with banks, places of worship, doctors, dentists and veterinary surgeries. There are two testing 18 hole golf courses and secondary school educational facilities to A-level standard. In addition there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro. At Exeter there is an excellent range of shopping facilities including department stores, cinema, international airport, mainline railway station serving London Paddington and access to the

M5 motorway. The city port of Plymouth is twenty seven miles to the south and benefits from a cross channel ferry serving northern France and Spain.

what3words

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LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £675.00 pcm exclusive of all other charges. DEPOSIT: £778.00 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.

RENTERS' RIGHT ACT

It has been confirmed that phase one of the Bill 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.

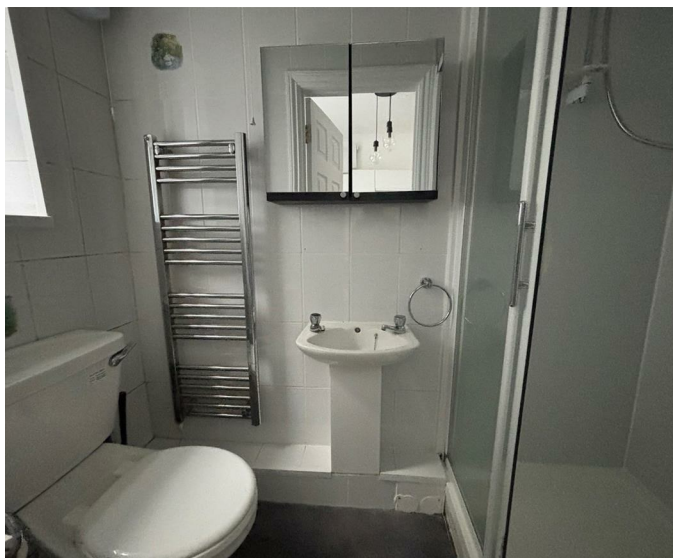
For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c_roadmap.pdf

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.

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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		84
(81-91) B		
(69-80) C		63
(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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