



Long Meadows , Lower Metherell, Callington, PL17 8BJ

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Detached bungalow with gardens, countryside views & off road parking in a quiet, edge-of-village location. Available to rent on a long term tenancy.

Gunnislake 3 miles (Train Station 2.5 miles) - Launceston 13.5 miles - Tavistock 8 miles

• 3 Bedrooms • Gardens • Countryside Views • Parking & Garage • Available March • Pet Considered (terms apply) • Long term let • Deposit: £1442.00 • Council Tax band: D • Tenant fees apply

£1,250 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Front entrance door to:

### HALLWAY

Radiator, built in cupboard housing boiler.

### LIVING ROOM 13'10" x 12'8" max

Patio doors to front and window to side with far reaching views, radiator, wall lights, door to:

### DINING AREA

Laminate flooring, radiator, window to front and side with countryside views.

### KITCHEN

Fitted wall and base units with work surfaces above, stainless steel sink unit, integrated double oven and gas hob with extractor hood above. Integrated slimline dishwasher and under counter fridge, radiator, tiled flooring, window and door to:

### GARDEN ROOM

Tiled flooring, windows overlooking the garden, door leading out to patio and garden.

### BATHROOM

White suite comprising WC, wash hand basin and bath with electric shower over. Tiled flooring, obscured window to the rear, ladder style heated towel rail.

### BEDROOM 2 10'11" x 9'9"

Double room, window to the rear overlooking garden, radiator.

### BEDROOM 3 6'10" x 10'10"

Single/small double room, radiator, window to the side.

### BEDROOM 1 10'11" x 12'8"

Double room, window to the front with far reaching countryside views, radiator.

### OUTSIDE

Externally, the property benefits from a secure gated driveway providing off-road parking for 3–4 cars. A lawn extends from the front around to the side and rear of the property, creating a generous outdoor space. To the rear, there is a large patio area perfect for outdoor dining and entertaining. The property also has a single garage with a side access door, adding further storage or parking options.

### SERVICES

Mains electricity, water & drainage.

LPG gas central heating.

Council tax band: D (C.C).

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.8 Mbps. Superfast: Download 40 Mbps, Upload 8 Mbps. Ultrafast: Download 1800 Mbps, Upload 950 Mbps.

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

### SITUATION

This detached bungalow is located in a quiet position on the edge of the village of Metherell, located in East Cornwall, itself on the fringes of the Tamar Valley (but outside of the AONB). The village is served by a public house, and is within easy reach of Albaston and Gunnislake where there are further amenities

including two fuel stations, an Asda mini-supermarket and a train station providing a direct rail link to the city of Plymouth. The village of Harrowbarrow is only a mile away and offers a Primary School, post office and general convenience store. Four miles to the northwest is the town of Callington, offering extensive amenities including two supermarkets and a Secondary School. The thriving town of Tavistock in West Devon lies some 7 miles to the northeast, offering a superb range of recreational, educational and shopping facilities as well as a bustling town centre and popular pannier market.

### what3words.com

///community.ferrying.landlords- THIS WILL TAKE YOU TO THE FORK IN THE ROAD. TAKE THE LEFT FORK AND FOLLOW THE LANE ALONG, THE PROPERTY WILL BE THE LAST ON THE RIGHT HAND SIDE.

///mostly.gives.horseshoe (TO THE PROPERTY)

### LETTING

The property is available to let on a assured shorthold tenancy for a long term let, unfurnished and is available March. RENT: £1250.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1275.00 pcm. DEPOSIT: £1442.00 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)

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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		44	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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