



Coombegate Cottage Coombegate Farm, Pipers Pool,
Launceston, Cornwall PL15 8QG

Detached farmhouse with large garden, located next to a semi working farm. Available to rent on a 6 month renewable tenancy.

Launceston 6 miles - Tintagel 13 miles - Bude 19 miles

• 3 Bedrooms • Kitchen Diner • Living Room with Woodburner • Large Garden • Available Now • Pet Considered (terms apply) • 6 Months plus • Deposit: £1326.00 • Council Tax band: D • Tenant Fees Apply

£1,150 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Side entrance door to:

UTILITY ROOM

9'7" x 7'6"

Window to rear, slate flooring, wooden wall and base units with work surfaces and sink unit. Oil fired boiler, space for washing machine and tumble dryer.

CLOAKROOM

White WC and wash hand basin, slate flooring, radiator, obscured window to rear.

KITCHEN/ DINER

25'8" x 9'5"

Kitchen area: Range of wooden wall and base units with tiled splash backs and work surfaces. Butler sink, window to the rear, beamed ceiling, Range cooker set in alcove, space for dishwasher.

Dining area: Window to the rear, radiator, slate flooring, beamed ceiling.

LIVING ROOM

27'6" x 11'10"

Windows and door to the front, beamed ceiling, smoke and CO alarms, radiators, wood burner set in stone fireplace with slate hearth, double doors leading into dining area, stairs rising to the first floor.

FIRST FLOOR LANDING

Radiator, window to the rear, smoke alarm, built in airing cupboard.

BEDROOM 2

10'9" x 11'5"

Double room, window to the front with countryside views, feature stone wall with feature fireplace (not in use), radiator.

BEDROOM 3

7'4" x 10'9"

Small double/single room, radiator, window to rear, feature fireplace (not in use).

BATHROOM

White suite comprising WC, wash hand basin set in vanity unit, bath with electric shower over and tiled surround. Radiator, vinyl flooring, obscured window to the rear, light with shaver point.

BEDROOM 1

11'11" x 10'10"

Double room, window to the front with countryside views, radiator, large built in wardrobe, door to:

ENSUITE

White WC, wash hand basin and cubicle with electric shower, part tiled walls, vinyl flooring.

OUTSIDE

To the front of the property is an enclosed gravelled area, from here you can access the large garden which will be seeded to lawn. There is a storage shed for tenants use. To the front of the property there is also parking for 2-3 cars. Land and stables available by separate negotiation.

SERVICES

Mains electricity.

Private water and drainage included in monthly rental.

O.F.C.H.

Council Tax band: D.

SITUATION

The property lies near the small rural village of Pipers Pool,

within 3 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston lies some 6 miles to the east, with 24 hour supermarket, doctors, dentist and veterinary surgeries, places of worship, two testing 18 hole golf courses, a fully equipped leisure centre and numerous sporting and social clubs. The A30 can be accessed at Kennards House, some 2 miles distance, and gives access to the Cathedral Cities of Truro and Exeter. The North Cornish coast, is approximately 13 miles away and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. The property lies on the northern fringes of the majestic Bodmin Moor which offers great variety riding out and walking.

DIRECTIONS

From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. Follow this road for approximately 3 miles until entering the village of Pipers Pool. Continue along the road out of the village and the lane to the property will be signposted Coombegate Farm on your right hand side. Follow the lane down and the property will be found as the first on your left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1150.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1175.00 pcm. DEPOSIT: £1326.00 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		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Kensley House, 18 Western Road, Launceston,
PL15 7AS
01566 771800
rentals.launceston@stags.co.uk
staas.co.uk

