



Owl Barn Hatches Farm, Calstock Road, Gunnislake,
Cornwall PL18 9BX

Detached barn located on semi-working farm with lovely countryside views. Available to rent on a 6 month renewable tenancy.

Callington 6 miles - Launceston 14 miles - Plymouth 17 miles

• Open Plan Kitchen/ Living Room • 3 Bedrooms • Gardens & Parking • Rent Inclusive of Water • Available Mid September • No Pets • 6 months plus • Deposit: £ 1384.00 • Council Tax band: C • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

ENTRANCE HALLWAY

Tiled flooring, built in cupboard, smoke alarms and under stair storage cupboard.

BEDROOM 2

Double room, window to the front.

BATHROOM

White suite comprising WC, wash hand basin and bath with electric shower over and tiled surround. Ladder style heated towel rail, extractor fan, tiled flooring.

BEDROOM 3

Single room, window to the front.

BEDROOM 1

Double room, windows to the front.

UPSTAIRS TO:

OPEN PLAN KITCHEN/LIVING AREA

Kitchen area: Range of wooden wall and base units with work surfaces and tiled splash backs. Integrated dishwasher, fridge, oven and hob with extractor over. Stainless steel sink unit, window to the front, tiled flooring, smoke alarm and exposed ceiling beams.

Living room area: Tiled flooring, door leading to rear decked area and utility room, windows to the front overlooking surrounding countryside.

OUTSIDE

To the rear of the property is a decked area and from here is access to the utility room. Beyond the decking is a lawned garden area with a path leading to the parking area at the side of the property.

SERVICES

Mains electricity.

O.F. under floor heating.

Water & drainage charges included in the monthly rental.

Council Tax band: C.

SITUATION

The property will be found on the outskirts of Gunnislake. At Gunnislake there is a post office / general store catering for day to day needs, primary school, health centre, public houses and a railway station which has regular services into the City of Plymouth. At Plymouth there is an excellent range of shopping facilities, including department stores, deep water marina and all the facilities associated with a thriving university city. In addition, there is a regular bus service to the picturesque market town of Tavistock, some five miles away, with its excellent range of facilities including a pannier market, leisure centre and many sporting facilities as well as access to the majestic Dartmoor National Park.

DIRECTIONS

From Launceston take the A388 road south towards Callington passing through the small village of Treburley. On approaching the outskirts of Callington you enter the village of Kelly Bray and take the left hand turn signposted Station Road/B3257 Tavistock. Continue along this road for approximately 2.5 miles until you come to a T-junction. Take the left hand turning, signposted Gunnislake and follow this road for approximately 3 miles into Gunnislake, then take the right hand turning onto Calstock Road. Follow this road along for approximately 0.5 miles passing The Rising Sun Inn on your right hand side. The driveway can be found a short distance along on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available mid September. RENT: £1200.00 pcm exclusive of all other charges . DEPOSIT: £1384.00 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		71	
(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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These particulars are a guide only and should not be relied upon for any purpose.