



16 Delaware Court, Gunnislake, Cornwall PL18 9BH

End of terrace property located on a peaceful cul-de-sac. Available to rent on a 6 month renewable tenancy.

Callington 5 miles - Launceston 15 miles - Plymouth 19 miles

• Kitchen/Diner • 3 Bedrooms • Bathroom & Shower Room • Gardens & Single Garage • Available July • One Pet Considered (terms apply) • 6 Months plus • Deposit: £1269.00 • Council Tax band: C • Tenant Fees Apply

£1,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE

DG front door leading into:

ENTRANCE HALL

Radiator, wooden flooring, stairs rising to the first floor.

LIVING ROOM

13'10" x 13'6"

Window to the front, wooden flooring, radiator, feature fireplace (not in use), understair storage cupboard, door to:

KITCHEN/ DINER

16'2" x 10'2"

Range of fitted wall and base units, work surfaces above and 1.5 bowl ceramic sink unit. Integrated fridge, freezer, dishwasher, double oven and ceramic hob with extractor above. window to the rear overlooking the garden and field beyond, double doors to the garden, vinyl flooring.

STUDY AREA

9'10" x 6'2"

Vinyl flooring, built in shelving, door to:

UTILITY ROOM

Base unit with 1.5 bowl sink unit, washing machine and work surface above. Wall mounted cupboard, vinyl flooring, door to:

DOWNSTAIRS SHOWER ROOM

White WC, wash hand basin set in vanity unit and cubicle with electric shower.

FIRST FLOOR LANDING

Built in cupboard with shelving and radiator.

BEDROOM 3

8'11" x 6'7"

Single room, radiator, window to the front, wall mounted cupboards.

BEDROOM 1

11'10" x 10'5"

Double room, radiator, window to the front.

BEDROOM 2

10'5" x 8'11"

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

BATHROOM

White suite comprising WC, wash hand basin set in vanity unit and bath with electric shower and screen. Obscured window to the rear, ladder style heated towel rail, vinyl flooring, extractor fan.

OUTSIDE

To the front of the property is an allocated off road parking space for the property. Across the way is a single garage with a parking space in front.

There is a shared side access path to the rear garden, which is enclosed. There are two sun terraces overlooking the neighbouring field, a small lawned area and storage shed. The garden is bordered with mature plants and shrubs.

SERVICES

Mains water, drainage, electric & gas.
Council Tax band C (C.C).

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1Mbps. Superfast: Download 67 Mbps, Upload 16 Mbps. Ultrafast: Download 950 Mbps, Upload 950 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodafone- Limited. Three- None. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 25-minute journey). Tavistock, 6.5 miles to the

east, is a thriving market town on the edge of Dartmoor National Park, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 20 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DIRECTIONS

From Launceston take the A388 road south towards Callington passing through the villages of Little Comfort and the small village of Treburley. On approaching the outskirts of Callington you enter the fringe village of Kelly Bray and take the left hand turn signposted B3257 Gunnislake. Continue along this road until you reach a T-junction again turning left signposted Gunnislake. Continue on this road and you will reach St Anns Chapel. Pass the Post Office on your left hand side and continue along where you will come to a left hand turning sign posted for Delaware Road. Follow this road a short distance then take the next right turn. The property can be found in the row in front of you, just off to the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available July. RENT: £1100.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1125.00 pcm. DEPOSIT: £1269.00 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 RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://www.stags.co.uk). Additional information is available on the official government website at www.gov.uk.



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		88
(69-80) C	77	
(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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