



Higher Clamland Trebulet, Trebulet, Launceston,  
Cornwall PL15 9QD

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Semi-detached barn conversion with large garden, set in a quiet rural location. Available to rent on a 6 month renewable tenancy.

Launceston 5 miles - Callington 7.5 miles - Plymouth 22 miles

- Open Plan Kitchen/ Living/ Dining
- Double Bedroom
- Large Garden
- Allocated Parking
- Available April
- One Small Dog considered (terms apply)
- 6 months plus
- Deposit: £894.00
- Council Tax band: B
- Tenant Fees Apply

£775 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Double doors leading into:

## OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

16'4" x 14'7"

Slate flooring, radiators, wood burning stove set on slate hearth, windows to front and rear, fire door to rear (not for use), wall lights, built in cupboard housing boiler for air source heat pump for hot water and central heating. Smoke alarm, mezzanine storage area (for use at tenants own risk). Range of fitted wall and base units with work surfaces, tiled splashbacks and stainless steel sink unit. Electric cooker available for tenants use if required, appliance space for washing machine and fridge freezer.  
Step down to bedroom.

## BATHROOM

5'1" x 9'10"

White suite comprising WC, wash hand basin and bath with mixer shower over. Slate flooring, tiled walls, radiator, window to the front.

## BEDROOM

13'5" x 11'11"

Door with two steps down into bedroom. Double room, slate flooring, radiator, window to the rear, built in cupboard with hanging rail, smoke alarm, wall lights.

## OUTSIDE

The property is approached by a shared lane, leading to an allocated parking area for two cars. From here is access to a gravelled area with bench and storage shed, leading in to the enclosed garden.

A small double gate leads into an enclosed low maintenance courtyard at the front of the property with small hard stand for seating and wooden bin storage

## SERVICES

Mains water and electricity (photovoltaic panels providing some free electricity).

Private drainage (included in rental).

Air source heat pump.

Council tax band: B (C.C)

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Three- Limited, Vodafone- None. External - EE, Three, O2 & Vodafone- Likely.

## SITUATION

The property lies in a peaceful rural location. The historic market town of Launceston is some 5 miles away with numerous shops, supermarkets, M&S Food Hall, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road can be accessed from Launceston and links the cathedral cities of Truro and Exeter. At Exeter, there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The city of Plymouth is 23 miles to the South.

## DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 slip road signposted to Okehampton, Callington and Tavistock. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off the slip road and proceed over the flyover to the roundabout. At the roundabout go straight over (3rd exit) taking the A388 road south towards Callington and continue along this road for approximately 4 miles. You will then come to the Springer Spaniel pub on the right hand side. Take the right hand turn beside the pub signposted Trebulet/Trekener. Continue along this road for approx 0.5 mile, follow the right hand bend and then the left hand bend immediately after, then follow the road for a further mile. The entrance to the property can be found on the left hand side with a cattle grid at the entrance to the driveway.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available April. RENT: £775.00 pcm exclusive of all other charges. One small dog considered. Where the agreed let permits a pet the rent will be £800.00 pcm. DEPOSIT: £894.00 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.

## AGENTS NOTE

The property is located next to a small holding, where cockerels may be heard.



*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			95
(81-91) B			
(69-80) C			
(55-68) D		63	
(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  
 stags.co.uk



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