



11 Priory Park Road, Launceston, Launceston, Cornwall  
PL15 8JD

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Newly renovated, semi detached property in convenient location. Available to rent on a 6 month renewable tenancy.

Launceston Town 0.5 miles - Plymouth 26 miles - Exeter 43 miles

• Newly Renovated • 3 Bedrooms • Kitchen/ Diner • Garden • Available Now • Pet Considered (terms apply) • 6 months plus • Deposit: £1096.00 • Council Tax band: B • Tenant Fees Apply

£950 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALL

LVT flooring, radiator, smoke alarm, stairs rising to first floor.

### LIVING ROOM

11'2" x 10'7"

Bay window to the front, chimney breast with alcoves either side, radiator.

### KITCHEN/ DINER

11'3" x 13'10"

Newly fitted wall and base units with work surfaces and composite sink unit, integrated electric cooker and ceramic hob with extractor hood over. LVT flooring, chimney breast with alcoves either side, radiators, patio doors to rear garden, smoke alarm, walk in pantry cupboard with shelving and window.

### UTILITY ROOM

Newly fitted base cupboard with work surface, stainless steel sink unit and appliance spaces. Window to rear, vinyl flooring, gas fired boiler, door to side path and:

### CLOAKROOM

White WC, obscured window, vinyl flooring.

### FIRST FLOOR LANDING

Window to the side, smoke alarm.

### BEDROOM 3

7'1" x 6'1"

Single room, radiator, window to the front, smoke alarm.

### BEDROOM 2

11'0" x 9'8"

Double room, radiator, window to the front, smoke alarm.

### BEDROOM 1

11'0" x 11'5"

Double room, radiator, window to rear, smoke alarm.

### BATHROOM

5'10" x 8'0"

Newly fitted white suite comprising WC, wash hand basin and 'P' shaped bath with screen and electric shower over. Ladder style heated towel rail, obscured window, vinyl flooring.

### OUTSIDE

Steps lead up to a path to the front door of the property with gravelled areas to either side of the path. There is a side path which gives you access to the rear garden.

To the rear is a small lawned area with patio and concrete paths, there are large steps down to the patio doors into the dining area.

### SERVICES

Mains electricity, gas, water & drainage.

Council Tax band: B (C.C).

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1 Mbps. Ultra fast: Download 1000 Mbps, Upload 220 Mbps

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

### SITUATION

The property enjoys an appealing and convenient location on the outskirts of the former market town of Launceston. At Launceston there are doctors, dentists and veterinary surgeries, a 24-hour supermarket, a fully equipped leisure

centre and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, mainline railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain.

### DIRECTIONS

From the Launceston Stags office, turn left out of the car park on to Western Road. Follow the road as it bears around the corner by the castle and proceed down the hill, taking the second left hand turning (just before the traffic lights) into Tredydan Road. Continue along the road a short distance and take the first left turning and the property can be found about half way 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 now. RENT: £950.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £975.00 pcm. DEPOSIT: £1096.00 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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*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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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