



40 Compass West, Tregadillett, Launceston, Cornwall
PL15 7EA

Detached 2 bedroom property in peaceful village location.
Available to rent on 6 month renewable tenancy.

Launceston 3 miles – Exeter 45 miles – North Cornish Coast 17 miles

• Living Room • Kitchen • 2 Bedrooms • Gardens & Garage • Available
August • Pet Considered (terms apply) • 6 Months plus • Deposit:
£923.00 • Council Tax band: B • Tenant Fees Apply

£800 Per Calendar Month

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

ACCOMMODATION

Front door to:

HALLWAY

Built in cupboards, vinyl flooring, window to front.

LOUNGE

Window to front, radiator, vinyl flooring.

KITCHEN

Range of wall and base units with worksurfaces and tiled splash back, vinyl flooring, integrated electric oven and ceramic hob with extractor fan over, stainless steel sink unit, space and plumbing for washing machine and fridge freezer. DG door to rear garden.

BEDROOM 1

Double room, window to front, radiator.

BEDROOM 2

Double room, window to rear, radiator.

BATHROOM

White suite comprising WC, wash hand basin and bath with electric shower over, obscured windows to rear, vinyl flooring, tiled walls, radiator, heated towel rail.

OUTSIDE

To the front of the property is a driveway with parking for 2 cars, from this there is a path leading to the front door and this continues round to the rear of the property. There is also a garden mainly laid to lawn.

To the rear is an enclosed garden mainly laid to lawn with paved patio and decking area. There is rear access to the garage.

SERVICES

Mains water, drainage & electricity.

Council Tax band: B (C.C).

O.F.C.H.

Ofcom predicted broadband services -
Standard: Download 4 Mbps, Upload 0.6 Mbps.
Superfast: Download 61 Mbps, Upload 18 Mbps.
Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and

data: Internal - EE, O2, Vodafone & Three-Limited. External - EE, Three, O2 & Vodafone-Likely.

DIRECTIONS

From the Launceston Stags office, turn right out of the car park on to Western Road. Proceed along this road, through the traffic lights and continue to the roundabout. At the roundabout take the first exit signposted to Bodmin on the A30. Follow the dual carriageway for approx 1 mile and take the first exit off signposted toward Tregadillett. Continue into the village and take the right hand turn next to The Elliott Arms Public House. At the junction, go straight on and a short distance along is a turning to the left signposted for Compass West. Take this turning and follow the road down and round to the right and the property can be found as the last property in the dead end.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available August. RENT: £800.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £825.00 pcm. DEPOSIT: £923.00 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.

RENTER 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. Additional information is available on the official government website at www.gov.uk.

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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) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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