



2 New Park Farm, St Clether, Cornwall PL15 8PU

Well presented 2 bedroom barn conversion in convenient yet rural location. Available on a 6 month renewable tenancy.

Camelford - 5 miles Launceston - 10 miles Bude - 17 miles

• Kitchen • Lounge • 2 Bedrooms • Courtyard Garden • Parking & Garage • Water & Sewerage inclusive • Available July • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

DG front door to:

ENTRANCE PORCH

Window to the front, tiled floor, oil fired boiler, space and plumbing for washing machine, door to:

HALLWAY

Radiator, stairs to first floor with under stair storage area, door to:

REAR HALL

Tiled floor, fuse box, door to rear courtyard and:

CLOAKROOM

Tiled floor, white low flush WC and wash hand basin, extractor fan.

BEDROOM 1

Double room, windows to rear, radiator.

BEDROOM 2

Double room, window to front, radiator.

FIRST FLOOR LANDING

Smoke alarm, loft hatch.

BATHROOM

White suite comprising bath, low flush WC, wash hand basin and corner shower cubicle with mixer shower, part tiled walls, heated towel rail, extractor fan, window to rear, radiator.

LOUNGE

Windows to front, radiator, stone fireplace with electric wood burner effect heater.

KITCHEN

Range of wood wall and base units with work surfaces above and tiled splash back, wood laminate flooring, window to rear. Space for an electric cooker, space for under top fridge, stainless steel sink unit, radiator, extractor fan.

OUTSIDE

The property is accessed via a shared driveway. To the rear of the property is a small gravelled courtyard. To the front is a concrete parking area for several cars with garage and oil tank for central heating.

SERVICES

Mains electric.

Private water & sewerage (included in rent).

Council tax band TBC (C.C)

O.F.C.H

DIRECTIONS

From Launceston Stags office, turn right out of the car park, on to Western Road. Continue past the Texaco Petrol garage and straight through the traffic lights proceeding to the roundabout. At the roundabout take the first exit toward Bodmin on the A30. Continue along the A30 for approx 7 miles and take the exit signposted to Five Lanes and Altarnun. Take the fourth exit on the mini-roundabout passing beneath the A30. Immediately turn left, right and left following the signs to Altarnun. Pass through the village and also the hamlet of Treween. At the next T-junction turn left to Davidstow 6 miles Camelford 8 miles. In 0.3 of a mile bear round to the right by the Rising Sun public house. Continue along this road and eventually the entrance can be found 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 July. RENT: £650.00 pcm exclusive of all other charges . No Pets. DEPOSIT: £750.00 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.



Kensley House, 18 Western Road, Launceston, PL15 7AS

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rentals.launceston@stags.co.uk



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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	76	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	