



Tredethy Farmhouse , Tredethy, Bodmin, Cornwall PL30  
4QS

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Spacious, detached farmhouse with superb countryside views. Available to rent on a 6 month renewable tenancy.

Wadebridge 6.5 miles - Padstow 15 miles - Launceston 23 miles

- 6 Bedrooms • 4 Reception Rooms • Gardens & Orchard • Beautiful Countryside Views • Available March • Pets Considered (terms apply) • 6 months plus • Deposit: £2307.00 • Council Tax band: E • Tenant Fees Apply

£2,000 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Entrance door into:

### ENTRANCE HALL

Wooden and slate flooring, smoke alarm.

### OFFICE

11'3" x 9'6"

Window to front and to side with countryside views. tiled flooring, electric heater.

### CLOAKROOM

Tiled flooring, obscured window to the side, white WC and wash hand basin.

### LIVING ROOM

15'11" x 20'4"

Wood laminate flooring, window to the side, large window to the rear providing far reaching views of the surrounding countryside, electric heater, wood burner set in stone fireplace.

### FAMILY ROOM

14'8" x 11'1"

Electric fire set in decorative surround, vinyl flooring, window to the rear with countryside views, alcove shelving and cupboards.

### DINING ROOM

9'3" x 15'10"

Window to the front, slate flooring.

### INNER HALLWAY

Slate flooring, electric heater, stairs rising to the first floor with storage cupboard under.

### KITCHEN

11'2" x 19'11"

Range of wall and base fitted units, with works surfaces and tiled splash backs. Ceramic 1.5 bowl sink unit, integrated ceramic hob with extractor above, electric oven and microwave. Slate flooring, doo to side, window to the rear with countryside views.

### UTILITY ROOM

Range of pale blue wall and base units with work surfaces and ceramic sink. Tiled flooring, door to the front, space and plumbing for washing machine.

### FIRST FLOOR LANDING

Smoke alarms, doors off to all rooms, sky light, small built in cupboard.

### BEDROOM 4

14'2" x 8'7"

Double room, built in wardrobe, window to the front, electric heater.

### BATHROOM 2

Cubicle with mixer shower, white hidden cistern WC, wash hand basin and bath. Obscured window to the front, part tiled walls, tiled flooring, large built in airing cupboard housing hot water cylinder, heated towel rail.

### BEDROOM 5

15'3" x 7'10"

Small double room, dual aspect to front and side, built in wardrobe, electric heater.

### BEDROOM 1

15'11" x 16'11"

Large double room, large window to the rear with superb far reaching countryside views, built in wardrobes, electric heater.

### BEDROOM 3

13'5" x 10'11"

Double room, electric heater, built in wardrobes, window to the rear with countryside views.

### BEDROOM 6

8'3" x 9'2"

Single room, window to the rear with countryside views.

### BEDROOM 2

10'11" x 14'0"

Double room, window to the rear with views of the surrounding countryside, built in wardrobes.

### FAMILY BATHROOM

Cubicle with mixer shower and tiled surround, high cistern WC,

wash hand basin and free standing roll top bath with telephone style shower attachment. Ladder style heated towel rail, obscured window to the front, vinyl flooring.

### OUTSIDE

To the front of the property is off road parking for 4-5 cars. From here is a small paved area leading to a stone built storage shed/building and an outside WC.

There are large mature lawned gardens to the side and the rear providing views of surrounding countryside and from these gardens is access to an apple orchard.

### SERVICES

Mains electricity.

O.F.C.H

Private bore hole water supply & private drainage- invoiced monthly by Landlords.

Council Tax band: E

### SITUATION

The property is located in a peaceful location, approximately 5 miles from the former market town of Bodmin. Bodmin has a wide range of amenities and services including mainline railway services to London Paddington via Plymouth and access to the A30, just 3 miles from the property, linking the cathedral cities of Exeter and Truro. The self-contained village of St Mabyn with its well respected public house, primary school, church and village shop, is 1.7 miles from the property. The bustling estuary town of Wadebridge is situated to the south, just 6 miles away, and provides a comprehensive range of amenities. To the west of the property lies the magnificent North Cornish Coast with long stretches of sandy beaches and rugged cliff top walks. To the east is the splendour of Bodmin Moor, designated as an Area of Outstanding Natural Beauty, and haven for walkers and nature lovers.

### DIRECTIONS

What3words.com: ///distorts.ticked.foremost

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available March. RENT: £2000.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £2025.00 pcm. DEPOSIT: £2307.00 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.



*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			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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