



Home Farm Tregear, Launceston, Cornwall PL15 8RD

Newly refurbished farmhouse set in a peaceful hamlet location. Available to rent on a 12 month renewable tenancy.

Launceston 7 miles - Bude 16 miles - Plymouth 33 miles

• Large Kitchen Diner • Living Room • Dining Room • 4 Bedroom (1ensuite) • Gardens & Garage • No Pets • Available August • Tenant Fees Apply

£1,850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

ENTRANCE HALL

Radiator, slate flooring, inset ceiling lights, smoke alarm, under stair storage cupboard.

KITCHEN DINER

Range of beech effect wall and base units with work surfaces and tiled splash backs above. Integrated dishwasher and double oven with ceramic hob, oil fired Aga, radiators, double doors to rear patio area, stainless steel sink unit, triple aspect windows, tiled flooring, inset ceiling lights, smoke alarm.

DINING ROOM

Radiator, window to the rear, inset ceiling lights, door to:

LIVING ROOM

Original slate flooring, radiator, free standing wood burner set in fireplace with slate hearth and granite surround, inset ceiling lights, smoke alarm, door to:

STUDY

Original slate flooring, radiator, windows to the side and the front, alcove shelving, door to:

UTILITY ROOM

Beech effect base cupboards with work surface above, stainless steel sink unit, space and plumbing for appliances, oil fired boiler, window to the rear, radiator, tiled floor, CO alarm, door to:

CLOAKROOM

White WC and wash hand basin. Heated towel rail with radiator, window to the side, tiled floor, extractor, double glazed door to the front.

FIRST FLOOR

Split landing, smoke alarm, window to the front, radiator.

BEDROOM 2

Double room, window to the front, inset ceiling lights, radiator. Door to large carpeted eaves storage area.

FAMILY BATHROOM

White suite comprising WC, wash hand basin with light up mirror above and 'P' shaped bath with mixer shower and screen. Part tiled walls, built in cupboard housing hot water tank. Radiator heated towel rail, light with shaver point, extractor, window to the front.

BEDROOM 3

Double room, radiator, inset ceiling lights, window to the rear with countryside views.

BEDROOM 4

Double room, radiator, inset ceiling lights, window to the rear with countryside views

MASTER BEDROOM

Double room, radiator, inset ceiling lights, window to the rear with countryside views. Door to:

ENSUITE SHOWER ROOM

White WC, wash hand basin wash hand basin with light up mirror above and large cubicle with tiled surround and mixer shower. Obscured window to the side, radiator heated towel rail, built in cupboard with heater and shelving, inset ceiling lights, extractor.

OUTSIDE

To the front of the property is a large driveway providing parking for several cars. From here is a detached double garage with light and power, with a log store behind and some further parking. There is a lawned garden to the side, with a path leading to a newly laid patio at the rear.

SERVICES

Mains water and electricity.

Private drainage.

Council Tax band: C (C.C).

SITUATION

The property is situated in the picturesque hamlet of Tregear approximately 7 miles from the historic former market town of Launceston. Launceston known as the 'Gateway to Cornwall' offers a comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with places of worship, leisure centre and sporting clubs. A nearby village of Egloskerry benefits from a primary school and the A30 trunk road provides excellent access to the cathedral cities of Truro to the west and Exeter to the east. Exeter has a superb range of shopping facilities including department stores, mainline railway stations serving London Paddington, access to the M5 motorway network and international airport. The city port of Plymouth is 35 miles to the south and here there are excellent communication points including mainline railway station, international airport, cross channel ferry port serving Northern France and Spain and deep water marina. Tregear is wonderfully positioned to explore both Bodmin Moor and Dartmoor National Park and in addition there is access to the A39 trunk road, the Atlantic Highway which allows easy exploration of the majestic and rugged North Cornwall coast.

DIRECTIONS

From Launceston Stags office, turn left out of the car park on to Western Road. Follow the road as it bears down the hill toward Bude and Holsworthy. Continue through the traffic lights and at the mini roundabout proceed straight over and up the hill in front of you. At the top of the hill turn left, opposite the church, toward Egloskerry. Follow this road for approximately 3 miles until reaching the village of Egloskerry. Take the left hand turning sign posted Pipers Pool/ Tregear just after passing the church and follow the road down the hill. Just after passing over a small bridge, turn right beside a triangle of grass signposted for Badharlick/Tregear. Carry on along this road for approximately 1½ miles and you will eventually come to the hamlet of Tregear. The property can be found as the first on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available in August. RENT: £1850.00 pcm exclusive of all other charges . No Pets. DEPOSIT: £2134.00 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.

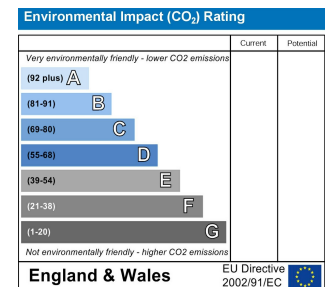
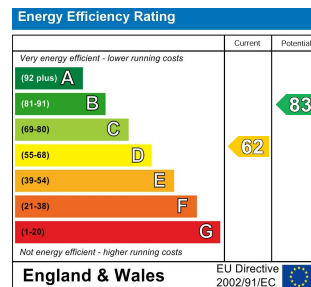
HOLDING DEPOSIT & TENANT FEES

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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These particulars are a guide only and should not be relied upon for any purpose.