



**STAGS**

## Outways Cottage Pelynt, Looe, Cornwall PL13 2NW

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Newly refurbished cottage situated in a peaceful location with beautiful far reaching views. Available to rent on a 6 month renewable tenancy.

Liskeard 12 miles - Looe 5 miles - Plymouth 32 miles

• Newly Fitted Kitchen • 4 Bedrooms • Large Gardens • Land Available if required • Available Now • Pets Considered (terms apply) • 6 months plus • Deposit: £2076.00 • Council Tax Band: E • Tenant Fees Apply

**£1,800 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

### BOOT ROOM

Vinyl flooring, exposed stone wall, opening into:

### LIVING ROOM

Slate tiled flooring, door to porch leading out to rear garden area, windows to the rear, wood pellet burner set on raised slate hearth with stone fireplace surround, electric NSH, smoke alarm, stairs rising to the first floor landing.

### KITCHEN

Newly fitted grey wall and base units with wood effect work surfaces above and tiled splash backs. Stainless steel sink unit, window to the front with views overlooking the garden and the surrounding countryside, wood laminate flooring, integrated electric oven with ceramic hob and extractor hood above.

### DINING AREA

Wood laminate flooring, built in storage cupboard, patio doors to:

### CONSERVATORY

Tiled flooring, DG door and windows, beautiful countryside views and door to patio area at side of the property.

### HALLWAY (OFF KITCHEN)

Built in cupboard housing hot water cylinder. Door to:

### UTILITY/ CLOAKROOM

Newly fitted white WC and wash hand basin, obscured window to the side, vinyl flooring, work surface with appliance space and plumbing below.

### FIRST FLOOR LANDING

Smoke alarm, electric NSH.

### BEDROOM 3

Double room, window to the rear.

### BEDROOM 4

Single/ small double room, window to the rear.

### FAMILY BATHROOM

Newly fitted white suite comprising hidden cistern WC, wash hand basin set in vanity unit with drawers and bath with shower attachment and glass screen. Vinyl flooring, large window to the front with fantastic countryside views, ladder style heated towel rail.

### BEDROOM 2

Double room, dual aspect to the front and side with views of the beautiful surrounding countryside.

### BEDROOM 1

Double room, superb views of the surrounding countryside.

### ENSUITE SHOWER ROOM

Newly fitted hidden cistern WC, wash hand basin set in vanity unit and large walk in cubicle with mixer and rain shower with glass screen. Ladder style heated towel rail, vinyl flooring, obscured window to the side.

### OUTSIDE

The property has gated off road parking for several cars, with the driveway leading to a detached garage. There are large garden areas which will be seeded to lawn. The garden continues around to the side of the house where there is a

patio area where you can enjoy far reaching views of the surrounding countryside.

Land & stables could be available if required by separate negotiation, if required.

## SERVICES

Mains water and electricity.

Private drainage (own septic tank).

Wood pellet burner.

Council Tax band: E.

## SITUATION

Located in an elevated position, deep in the heart of the open and green Cornish countryside, between the famous fishing and sailing villages of Fowey and Looe and less than a mile to the North of the pretty village of Pelynt, with its thriving community and plentiful amenities in the village, including a school, two grocery stores, restaurant, pub, doctors' surgery and garage.

## DIRECTIONS

From Liskeard take the A38 to East Taphouse. At East Taphouse take the A3359 to Pelynt. Follow the road for approximately 6 miles and as the road bends around to the right onto Summer Lane, take the left hand turning for Muchlarnick. Follow the lane and the property will be found a short distance along on the right hand side.

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## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1800.00 pcm exclusive of all other charges . Pet considered. Where the agreed let permits a pet the rent will be £1850.00 pcm. DEPOSIT: £2076.00 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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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