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Residential Lettings



8 Prouts Mews
Launceston, PL15 9EL

Spacious, first floor flat within walking distance of town centre. Available on 6 month renewable tenancy.

• Kitchen • Lounge • 2 Bedrooms • G.F.C.H • Off Road Parking • No Pets • Available End of July • Tenant Fees Apply •

£495 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE:

Shared access and stairs to front door, leading to:

HALLWAY

Radiator, smoke alarm, telephone entry system, 2 built in cupboards, one with shelving and radiator.

KITCHEN

Window to rear, range of wooden wall and base units with tiled splash backs and work surfaces above, integrated electric oven with gas hob and extractor hood above, space and plumbing for washing machine, gas fired boiler, stainless steel sink unit, radiator.

LOUNGE

Window to rear with countryside views, double doors to small balcony, radiator.

BATHROOM

White suite comprising bath with shower attachment and tiled surround, WC and wash hand basin, heated towel rail, vinyl flooring, extractor fan.

BEDROOM 1

Double room, window to front, radiator.

BEDROOM 2

Single room, window to front, radiator.

OUTSIDE

To the rear of the flats is a single off road parking space.

SERVICES

Mains water, gas and electric.
Council Tax band A (C.C).

SITUATION

The property is located a short distance from the centre of the former market town of Launceston. There are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, mainline railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks. From Bude, access to the A39 trunk road,

DIRECTIONS

From the Stags office in Launceston turn left out of the car park and proceed down the hill signposted towards Bude and Holsworthy. Take the first right hand turn halfway down the hill, signposted to Polson. Follow this narrow road until you reach a T junction, turn left down the hill. Prouts Mews is the second block of flats on the left hand side just down the hill from the junction.

LETTINGS

The property is to let on an initial six month plus Assured Shorthold Tenancy. Rent: £495 per calendar month exclusive of all other charges. Deposit: £595 returnable at the end of the 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. Usual references required. Pet considered. No Smokers/DSS. Viewing strictly through the Agents. Available End of July.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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