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Residential Lettings



120 Robin Drive  
Launceston, PL15 9LN

Spacious coach house in popular edge of town location.  
Available to rent on a 6 month renewable tenancy.

• Living Room/Diner • Kitchen • 2 Bedrooms • Bathroom • Parking & Outside Storage • Small Pet Considered • Available Early September • Tenant Fees Apply •

**£525 per calendar month**

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

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### ACCOMMODATION TO INCLUDE:

Entrance door leading into small hall area with stairs rising to:

#### LANDING

Window to rear, radiator, built in cupboard housing gas fired boiler, built in cupboard housing hot water tank and shelf, smoke alarm.

#### LOUNGE/DINER

26'1" (max)x 17'9" (7.96m (max)x 5.41m)

Dual aspect, 2 radiators, electric fire with wood surround, door to:

#### KITCHEN

9'9" x 7'5" (2.98m x 2.25m)

Range of beech effect wall and base units with tiled splash back, stainless steel sink unit, space for fridge freezer, integrated gas hob and electric oven, window to front, space and plumbing for washing machine, radiator, vinyl flooring.

#### BEDROOM 2

11'4" (max x 10'2" (max) (3.45m (max x 3.11m (max))

Small double room, radiator, window to front, built in cupboard with hanging rail.

#### BEDROOM 1

11'4" x 10'7" (3.45m x 3.22m)

Double room, radiator, window to front.

#### BATHROOM

6'11" x 6'3" (2.10m x 1.91m)

White suite comprising bath with tiled surround and mixer shower over, WC and wash hand basin set in vanity unit with cupboard below, radiator, extractor, obscured window to rear.

#### OUTSIDE

Underneath the property is an off road parking area for up to 3 cars and an outside under stair cupboard with power.

#### SERVICES

Mains water, drainage, electric & gas.

Council Tax band A (C.C).

#### SITUATION

The property enjoys a popular location on the fringes of the former market town of Launceston. There are doctors, dentists and veterinary surgeries, 24-hour supermarket, a fully equipped leisure centre, two testing 18-hole golf courses 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 motorway 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. The A39 trunk road, the Atlantic Highway, from Bude allows easy exploration of the majestic stretch of the North Cornish coast.

#### DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 sliproad signposted to Okehampton & Callington. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off the slip road

and proceed over the flyover to the roundabout. Turn left into the Kensey Park estate. At the next mini roundabout turn right and follow the road around as it bears left, then right and then left again. As the road straightens continue along and on the corner opposite the green area, the property can be found on the right hand side.

#### LETTINGS

The property is to let on an initial six-month plus Assured Shorthold Tenancy. Rent: £525 per calendar month exclusive of all other charges. Deposit: £625 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. No Smokers. Small Pet Considered. Viewing strictly through the Agents. Available Early September.

#### 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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