



stags.co.uk

Residential Lettings



1 Gardeners Cottage Werrington Park, Launceston, PL15 8TR

Well presented, semi detached cottage on private country estate. Available to rent on 6 month renewable tenancy.

• Kitchen • Lounge • Dining Room • 3 Bedrooms • Garden & Parking • No Pets • Available March • Tenant Fees Apply •

£725 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE:

Front porch, with door to:

HALLWAY

Stairs to first floor and lower floor. Door to:

BATHROOM

White suite comprising WC, wash hand basin and bath with tiled surround and electric shower over. Vinyl flooring, obscured window to front, electric heater.

DOWN TO:

LOWER HALLWAY

Door to rear, walk in storage cupboard and under stair storage cupboard, stairs up to:

LOUNGE

Windows to side and front, wood burner set in stone fireplace with stone hearth.

KITCHEN

Vinyl flooring, windows to side, range of white wall and base units with wood effect work surfaces and tiled splash back, electric cooker with ceramic hob and stainless steel extractor fan over, stainless steel sink unit, space and plumbing for washing machine and space for fridge freezer. Arch way to:

DINING ROOM

Windows to front and rear, solid fuel Rayburn, smoke alarm.

FIRST FLOOR LANDING

Built in storage cupboards. Doors to all rooms.

BEDROOM 1

Double room, built in wardrobes with hanging rails, window to sides, electric heater.

BEDROOM 3

Single room, window to side, electric heater.

BEDROOM 2

Small double room, window to side, electric heater.

OUTSIDE

To the side of the cottage is parking for 2 cars (garage on driveway not included). From here lawned gardens continue around to the rear of the property, there is a garage to the bottom corner and there is a vegetable plot area.

SERVICES

Estate water supply and private drainage.

Mains electric.

Council tax band: TBC (C.C)

DIRECTIONS

From the Launceston office turn left out of the car park on to Western Road. Proceed along this road and continue as the road bears left down the hill signposted toward Bude and Holsworthy. Continue through the traffic lights, over the bridge and at the mini roundabout proceed up the hill (2nd exit) in front. Follow this road out of town on to the B3254 and after leaving the town boundary, take the right hand turn (at the brow of the hill) into the Private Estate entrance. Follow this lane through the Estate grounds, down a hill, across a narrow bridge and over a cattle grid. The road continues up to the Manor house. Take the left hand turn just after the manor house parking area, follow along for a short distance and the

cottage can be found on the right hand side just across the courtyard.

LETTINGS

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £725 per calendar month exclusive of all charges. DEPOSIT: £825 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. Unfurnished. No DSS/Smoking. No Pets. Available March.

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 £180 (£150 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.





Kensley House, 18 Western Road, Launceston, Cornwall, PL15 7AS
Tel: 01566 771800
Email: rentals.launceston@stags.co.uk

