



**STAGS**

5 St Stephens Hill,  
Launceston, Cornwall PL15 8HN

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Attached, spacious family home in town location.  
Available to rent on 6 month renewable tenancy.

Town Centre 1 mile North Cornish Coast 16 miles Plymouth 17 miles

• 2 Reception Rooms • Kitchen • Utility/Cloakroom • 5 Bedrooms • Bathroom & Shower Room • Gardens • Available November • Tenant Fees Apply

**£875 Per Month**

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

## ACCOMMODATION TO INCLUDE:

Front door to:

### LOUNGE

Wood laminate flooring, window to front, wood burner on slate hearth with stone surround, exposed wooden beams, CO alarm, radiator, alcove with shelving, slate step up to double doors to:

### DINING ROOM

Wood laminate flooring, open fireplace, window to front with stone seat, exposed wooden beams, CO alarm, radiator, stairs to first floor.

### BOOT ROOM

Slate floor, window and double doors to rear, radiator, door to kitchen and:

### UTILITY/CLOAKROOM

White wash hand basin and WC, slate floor, plumbing and space for washing machine.

### KITCHEN

Wood laminate flooring, range of cream wall and base units with wooden work surfaces and tiled splash back, windows to rear, exposed beams, radiator, space for fridge freezer, stainless steel sink unit, space and plumbing for dishwasher, double electric oven with ceramic hob.

### FIRST FLOOR LANDING

Smoke alarms, built in shelving and cupboard, stairs to 5th bedroom.

### BEDROOM 1

Small double room, window to rear, radiator.

### BEDROOM 2

Double room, window to front, radiator, ornate fireplace (not in use).

### BATHROOM

Radiator, window to rear, carpeted, white WC, wash hand basin with tiled splash back and bath with tiled surround.

### SHOWER ROOM

Window to rear, carpeted, white low flush WC, 2 wash hand basins with tiled splash backs and double shower cubicle with tiled surround and mixer shower, radiator.

### BEDROOM 3

Double room, window to front, radiator.

### BEDROOM 4

Double room, window to front, radiator, ornate fireplace (not in use).

### BEDROOM 5 (second floor)

Double room, exposed A frame, window to rear, built in cupboard, radiator, built in walk in wardrobe with hanging rails (door access to loft space).

### OUTSIDE

To the rear of the property is a patio area with steps leading to a further paved patio. There is a concrete shed with shelving, light and power. Beyond this is an area laid to lawn with various trees and garden shed, enclosed by mature hedges and trees.

To the front are two gravelled areas containing various plants.

## SERVICES

Mains water, drainage & electric.

Gas Fired Central heating.

Council Tax Band C.

## SITUATION

The property enjoys a convenient location on St Stephens Hill, in the former market town of Launceston which has doctors, dentists and veterinary surgeries, a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Launceston allows convenient access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. To the north is the coastal resort of Bude with its sandy beaches and cliff walks. Access to the A39, the Atlantic Highway, allows exploration of the majestic stretch of the North Cornish coast.

## DIRECTIONS

From Launceston office, turn left on to Western Road and proceed along, bearing down the hill out of town. Continue straight through the traffic lights and at the mini roundabout proceed straight across and up the hill in front of you. The property can be found a short distance along on the left hand side before the school.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately.

RENT: £850.00 pcm exclusive of all other charges . Pet considered. Where the agreed let permits a pet the rent will be £875.00 pcm. DEPOSIT: £980.00 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

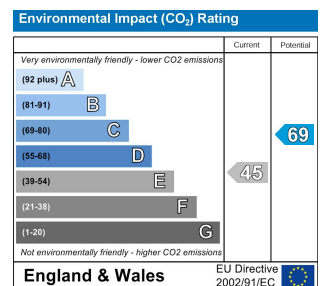
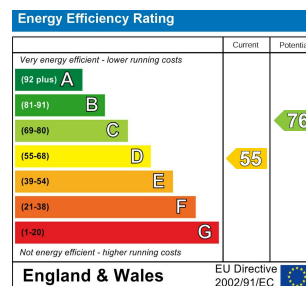
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.