



19 Robin Drive,  
Launceston, Cornwall PL15 9JY

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Well appointed property located on quiet cul-de-sac in popular residential area. Available on 6 month renewable tenancy.

Launceston Town 1 mile - Bude 20 miles - Exeter 42 miles

• Living Room & Dining Room • Kitchen/Breakfast Room • 4 Bedrooms (2 ensuite) • Double Garage & Parking • Level Enclosed Garden • Pet Considered • Available August • Tenant Fees Apply

£995 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALLWAY

Radiator, solid wood flooring, stairs rising to first floor, smoke alarm and window to side.

### CLOAKROOM

White WC and wash hand basin with tiled splash back, radiator, solid wooden flooring, obscured window to front and fuse box.

### LIVING ROOM

Window to front, 2 radiators, gas fire set in decorative surround and double doors leading out to patio area and garden.

### DINING ROOM

Window to front and radiator.

### KITCHEN BREAKFAST ROOM

Range of beech effect wall and base units with work surfaces above and tiled splash back, solid wooden flooring, space for fridge freezer, integrated electric cooker and gas hob, space and plumbing for washing machine and dishwasher, 1½ bowl sink unit, window to rear, radiator, good size under stair storage cupboard and door to rear garden.

### FIRST FLOOR LANDING

Smoke alarm and radiator.

### BEDROOM 2

Double room, radiator, window to front and door to:

### ENSUITE SHOWER ROOM

White WC and wash hand basin set in tiled unit, corner shower cubicle with mixer shower, part tiled walls, vinyl flooring and light with shaver point.

### BEDROOM 4

Small double room, radiator, window to rear and built in cupboard.

### BATHROOM

White suite comprising WC, wash hand basin and bath, part tiled walls, vinyl flooring, radiator, light with shaver point and built in cupboard housing hot water tank.

### BEDROOM 3

Double room, window to rear and radiator.

### BEDROOM 1

Double room, radiator, window to front and door to:

### ENSUITE SHOWER ROOM

White WC, wash hand basin and corner shower cubicle with mixer shower, vinyl flooring, light with shaver point, obscured window to front and radiator.

### OUTSIDE

To the front of the property are two small lawned areas with a path leading to the front door.

To the rear is an enclosed level garden, mainly laid to lawn with borders containing mature plants and shrubs. There are also 3 paved patio areas, one with wooden pergola.

From the rear of the house is a paved path leading a side access door, leading into:

### DOUBLE GARAGE

With light and power, over head storage and up and over doors to front driveway.

## SERVICES

Mains water, drainage, electric and gas.

Council Tax band E (C.C.).

## SITUATION

The property is set in a peaceful cul-de-sac in a popular location on the fringes of the former market town of Launceston. There are doctors', dentists' and veterinary surgeries, M&S Food Hall, 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. The city of Plymouth is easy driving distance. Bodmin Moor, Dartmoor, the Tamar Valley, the north coast of Devon and Cornwall with sandy beaches and cliff scenery are all readily accessible.

## 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 and Tavistock. 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. At the roundabout turn left into the Stourscombe estate. At the next mini roundabout turn right and follow the signpost to Robin Drive, as you follow this road around to the left, there will be a driveway off to the left (in front of no.23) into a cul-de-sac, take this turning and the property can be found in front of you.

## LETTING

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

RENT: £995.00 pcm exclusive of all other charges . Pet considered (not to go upstairs). Where the agreed let permits a pet the rent will be £1020.00 pcm. DEPOSIT: £1148.00 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 DEP & TENANT FEES

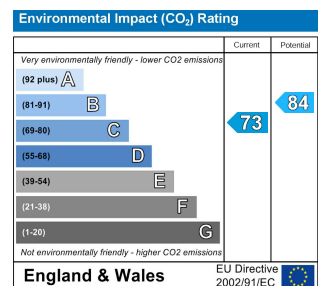
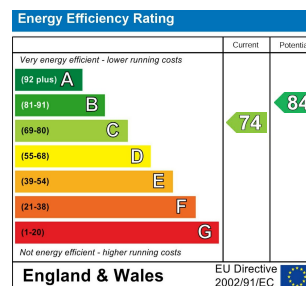
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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