



3 Troods Mill Priory Yard, Launceston, Cornwall PL15  
8WH

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Modern, ground floor apartment in location close to town.  
Available to rent on a 6 month renewable tenancy.

Launceston Town 0.5 miles - Plymouth 26 miles - Exeter 43 miles

• Kitchen • Living Room • 2 Bedrooms • Bathroom • Gravelled Courtyard  
Garden • Parking Space • Available Now • Tenant Fees Apply

**£575 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE:

DG front door leading into:

### ENTRANCE HALL

Walk in storage cupboard housing gas fired boiler, further small storage cupboard and door to:

### INNER HALL

Smoke alarm.

### BATHROOM

Fitted white suite comprising WC, wash hand basin and bath with mixer shower over. Vinyl flooring, light with shaver point and obscured window to rear.

### KITCHEN

Range of fitted wall and base units with work surfaces and tiled splash backs above, space for washing machine and under counter fridge, integrated electric cooker and gas hob with extractor hood above, stainless steel sink unit, window to rear and smoke alarm.

### BEDROOM 2

Double room and window to front.

### BEDROOM 1

Double room and window to front.

### LIVING ROOM

Window to front, gas fire set on tiled hearth, smoke alarm, DG door and full height window to rear patio.

### OUTSIDE

To the side of the apartment blocks there are two allocated parking spaces.

To the rear is a patio area and a gravelled courtyard garden.

### SERVICES

Mains water, drainage & electric.

Gas fired central and underfloor heating.

Council Tax band: A (C.C).

### SITUATION

The property enjoys an appealing and convenient location on the outskirts of Launceston town, where there is a wide range of shops, supermarkets, restaurants together with banks, places of worship, doctors, dentists and veterinary surgeries. There are two testing 18 hole golf courses and secondary school educational facilities to A-level standard. In addition there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro. At Exeter there is an excellent range of shopping facilities including department stores,

cinema, international airport, mainline railway station serving London Paddington and access to the M5 motorway. The city port of Plymouth is twenty seven miles to the south and benefits from a cross channel ferry serving northern France and Spain.

### DIRECTIONS

From Stags Launceston office, take the A388 St Thomas Road and descend down the hill, passing the castle on the right hand side. Pass through the traffic lights at Newport Square and take the left hand turning before crossing over the bridge. Continue past the river, church and bowling green and take the left turning into Priory Yard. The apartment blocks will be found on the left hand side.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available July. RENT: £575.00 pcm exclusive of all other charges . No Pets. DEPOSIT: £663.00 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

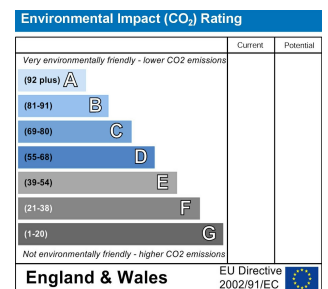
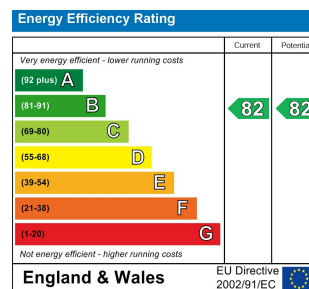
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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