



Trevean Yeolmbridge, Launceston, Cornwall PL15 8NJ

Detached bungalow with agricultural tie suitable for multi-generational living. Available to rent on a long term tenancy.

Launceston 6 miles - Bude 15 miles - Plymouth 31 miles

• 3 Bedrooms • 2 Kitchens • Beautiful Far Reaching Views • Agricultural Occupancy Tie • Available Now • O.F.C.H • Pet Considered • Deposit: £1384.00 • Council Tax band: D • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMODATION TO INCLUDE:

Side entrance door leading into:

UTILITY ROOM

Space for fridge freezer and washing machine, base units with work surfaces above. Door to:

BEDROOM 1

Double room, radiator, window to the side, door to:

ENSUITE SHOWER ROOM

WC, wash hand basin set in vanity unit and cubicle with mixer shower.

KITCHEN

Range of beech effect wall and base units with work surfaces, sink unit and tiled splash backs. Space for electric cooker with extractor over, window to the front, built in cupboards, door to:

LIVING ROOM

Patio doors to rear garden with far reaching countryside views. Ornate fireplace (not in use), radiators.

CONSERVATORY

Patio doors to rear garden, full height sliding windows overlooking the surrounding countryside, radiator.

HALLWAY

Radiator, built in cupboards.

BATHROOM

White WC, wash hand basin set in vanity unit, bath and cubicle with mixer shower. Part tiled walls, radiator.

BEDROOM 2

Double room, radiator, fitted wardrobes, window to the rear overlooking surrounding countryside.

BEDROOM 3

Double room, radiator, window to the front. Door to:

OPEN PLAN KITCHEN/LIVING ROOM

Range of white fitted wall and base units with work surfaces and 1.5 bowl sink unit. Integrated ceramic hob with extractor, space for integrated cooker, windows to the side with countryside views, laminate flooring, radiators, double doors to the rear.

OUTSIDE

To the front of the property is a driveway providing off road parking for 4-5 cars. From here is access to a detached double garage. To the sides and rear there is a graveled garden with mature borders, leading to a patio area at the rear of the property.

SERVICES

Mains water & electricity.

Private drainage.

O.F.C.H.

Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard:

Download 13 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data:

Internal - EE, Three, Vodafone- Good. O2- None.

External - EE, Three & Vodafone- Good. O2- Variable.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200.00 pcm exclusive of all charges. DEPOSIT: £1386.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).

AGENTS NOTE

The property is subject to an Agricultural occupancy tie. Potential tenants may only reside in the property if occupation is in agriculture (or a related line of work).

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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