

STAGS

3 Trelawney Parc, Warbstow, Launceston, Cornwall PL15 8UP

Well presented, end of terrace property with large garden, set in village location. Available to rent on a long term tenancy.

Launceston 14 miles - Camelford 8 miles - North Cornish coast 7 miles

• 3 Bedrooms • Living Room & Dining Room • Large Garden • Detached Garage • Available Now • Pet Considered • Long term tenancy • Deposit: £1148.00 • Council Tax band: B • Tenant Fees Apply

£995 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into a useful entrance porch, with further door into:

HALLWAY

Radiator, stairs rising to first floor, smoke alarm.

LIVING ROOM

Double doors leading out to rear garden, electric fire with decorative mantle and surround, radiator.

KITCHEN

Range of white fitted wall and base units with a tiled splash back and work surfaces above. 1.5 bowl sink unit, window to the front, under counter appliance space, door to walk in pantry cupboard, down lighters, tiled flooring, integrated ceramic hob with extractor above, integrated double oven, window to the front. Door to:

DINING ROOM

Window to the rear overlooking the garden, radiator, built in cupboard with small radiator.

FIRST FLOOR LANDING

Window to the front, smoke alarm.

WC

Carpeted, tiled walls, white WC, radiator, small obscured window to the front.

BATHROOM

White bath with electric shower over and wash hand basin set in vanity unit, tiled walls, carpeted, radiator, obscured window to the front.

BEDROOM 1

Double room, radiator, window to the rear overlooking the garden, built in cupboard with shelves.

BEDROOM 2

Double room, radiator, window to the rear overlooking the garden.

BEDROOM 3

Single room, window to the front, radiator.

OUTSIDE

To the front of the property is an enclosed garden with small lawn, mainly laid with paving. A path leads from here, down the side of the property where there is a boiler room and then leads to the rear garden. This is a large garden mainly laid to lawn with a shed at the bottom.
There is communal off road parking at the front of the property and a detached garage at the opposite end of the terrace.

SITUATION

The property sits in the heart of the parish of Warbstow, with its local primary school and thriving community spirit in the picturesque North Cornish countryside. Wainhouse Corner lies some 5 miles away with its Post Office/general stores catering for day to day needs, popular local pub and petrol station. The former market town of Camelford with its doctors, dentists and veterinary surgery is approximately 8 miles away. The coastal resort of Bude, with its wonderful beaches, lies some 13 miles to the North and offers a wide variety of facilities. The A39, the Atlantic Highway, is 5 miles from the property providing easy access along this section of the North Cornish coastline with noted beauty spots such as Tintagel, Port Isaac, Padstow and Boscastle. The former market town of Launceston is some 14 miles distant and offers access to the A30 trunk road which connects the cathedral cities of Truro and Exeter.

SERVICES

Mains water, drainage & electricity.
O.F.C.H.

Council Tax band: B

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - O2 & Three- Limited. EE & Vodafone- Limited/none. External - EE, Three, O2 & Vodafone- Likely.

DIRECTIONS

From Launceston take the A30 dual carriageway towards Bodmin, exiting at Kennards House onto the A395 road signposted North Cornish coast and Wadebridge. Follow the A395 and at the hamlet of Hallworthy, turn right passing the cattle market on the road to Warbstow and Canworthy Water. Continue along this road and proceed into the village of Warbstow. As you enter the village, continue down the hill and after approximately 0.5 miles the property will be found on the left hand side, set up off the road.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available now RENT: £995.00 pcm exclusive of all charges. 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. 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.

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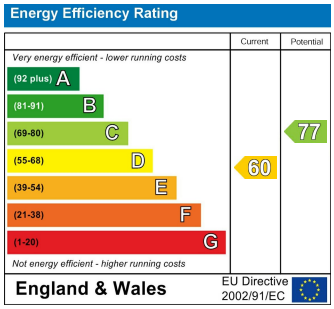








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



arla | propertymark PROTECTED

STAGS

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