

STAGS

19 Compass West, Tregadillett, Launceston, PL15 7EA

Recently refurbished, detached bungalow set in village cul de sac. Available to rent on a long term tenancy.

Launceston 3 miles – Exeter 45 miles – North Cornish Coast 17 miles

• Open Plan Kitchen Dining Room • Living Room • 3 Bedrooms • Gardens & Garage • Available Now • Pet Considered • Long term tenancy • Deposit: £1500.00 • Council Tax band: B • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

LIVING ROOM 8'3" x 21'5"

Window to the front, radiator

CLOAKROOM

White WC and wash hand basin, vinyl flooring, obscured window, ladder style heated towel rail.

KITCHEN/DINER 9'9" x 14'11" dining area

Recently fitted range of grey wall and base units with splash back and work surfaces above. Space for fridge freezer, integrated electric cooker and ceramic hob with extractor hood over. Windows to side and rear, vinyl flooring, radiator, door to rear garden. Door to:

UTILITY ROOM

Gas fired boiler, work surface with appliance space under, vinyl flooring, door to outside.

BEDROOM 2 9'10"x 11'10"

Double room, window to the rear, radiator.

BATHROOM

Recently fitted white suite comprising WC, wash hand basin and bath with mixer shower over. Vinyl flooring, obscured window, ladder style heated towel rail.

BEDROOM 3 7'10" x 11'2"

Small double room, radiator, window to the side.

BEDROOM 1 7'11" x 14'10"

Double room, dual aspect, radiator.

OUTSIDE

The property has a driveway providing off road parking for 3-4 cars, leading to a single detached garage with up and over door. The rear garden is terraced with a shed and a lawned area.

SERVICES

Mains electricity, water & drainage.
LPG central heating.
Council Tax band: C (C.C).

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.6 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, Vodafone- None. O2- Limited. External - EE, Three & Vodafone- Variable. O2- Good.

SITUATION

The property is set within the popular village of Tregadillett. The village offers an excellent range of day to day amenities including a well regarded primary school, Post Office, community hall and church, together with the popular Eliot Arms public house. The A30 dual carriageway lies within approximately 1 mile, providing excellent access eastwards towards Exeter and westwards towards Truro. The historic market town of Launceston is within easy reach and offers a comprehensive range of shopping, commercial, educational and recreational facilities.

DIRECTIONS

From the Launceston Stags office, turn right out of the car park on to Western Road. Proceed along this road, through the traffic lights and continue to the roundabout. At the roundabout take the first exit signposted to Bodmin on the A30. Follow the dual carriageway for approx 1 mile and take the first exit off signposted toward Tregadillett. Continue into the village and take the right hand turn next to The Elliott Arms Public House. At the junction, go straight on and a short distance along is a turning to the left signposted for Compass West. Take this turning and follow the road down and round to the right and the property can be found on the left hand side, on the corner.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £1300.00 pcm exclusive of all charges. DEPOSIT: £1500.00 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.

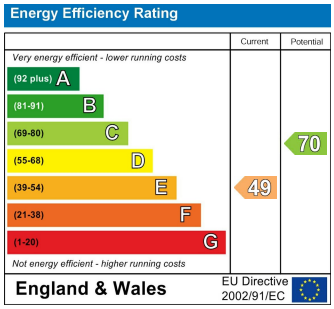
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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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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