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Residential Lettings



Butlers, Werrington Park  
Launceston, PL15 8TR

Annexe adjoining country estate house on Werrington Park.  
Available to rent on 6 month renewable tenancy.

• Kitchen • Lounge/Diner • 4 Double Bedrooms • Garden • Parking • No  
Dogs • Available Mid February • Tenant Fees Apply •

**£600 per calendar month**

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

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## ACCOMMODATION TO INCLUDE:

Steps up to front door, leading to:

### KITCHEN

Range of white wall and base units with granite effect work surfaces and tiled splash back, space and plumbing for washing machine and fridge freezer, integrated electric oven and hob with extractor fan over. Solid fuel Rayburn, fuse box, smoke alarm, vinyl flooring. Door to UTILITY ROOM with base units.

### HALLWAY

Window to rear, night storage heater, door to stairs to 1st floor.

### LOUNGE

Window to front with window seat, open fireplace with brick hearth and surround.

### CLOAKROOM

White WC and wash hand basin vinyl flooring, under stair storage cupboard, window to rear.

### FIRST FLOOR LANDING

Window to rear, radiator (run off Rayburn), night storage heater, smoke alarm.

### BEDROOM 1

Double room, windows to front and side, ornate fireplace (not in use), NSH.

### BEDROOM 2

Double room, internal window to landing, window to front, radiator, built in cupboards.

### BEDROOM 3

Double room, window to rear.

### BATHROOM

White WC, wash hand basin and bath, shaver point, heated towel rail, radiator (run off Rayburn), vinyl flooring, window to front.

### BEDROOM 4

Double room, window to front, NSH.

### OUTSIDE

To the rear of the property is parking for several cars.

To the front of the property is a mature garden with access to an undercover parking shed for single car.

### SERVICES

Mains water and electric.

Estate water supply (paid to L:L)

Council Tax band: A (C.C).

Super fast broadband is available at the property.

### DIRECTIONS

From the Launceston office turn left out of the car park on to Western Road. Proceed along this road and continue as the road bears left down the hill signposted toward Bude and Holsworthy. Continue through the traffic lights, over the bridge and at the mini roundabout proceed up the hill (2nd exit) in front. Follow this road out of town on to the B3254 and after leaving the town boundary, take the right hand turn (at the brow of the hill) into the Private Estate entrance. Follow this lane through the Estate grounds, down a hill, across a narrow bridge and over a cattle grid. The road continues up to

the Manor house and the property can be found through a gate on the right of the manor house. The steps to access the property can be found on the left.

### LETTINGS

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £600 per calendar month exclusive of all charges. DEPOSIT: £700 returnable at the end of the 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. Usual references required. Unfurnished. No Dogs/DSS/Smoking. Available Mid February.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.







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