



Bluebell Cottage The Old Farmhouse, Trussell, Tresmeer,
Launceston, Cornwall PL15 8QY

Semi detached, reverse accommodation property set
in peaceful location. Available on a Winter Let basis.

Launceston 7 miles Bude 15 miles Camelford 10 miles

• Open Plan Living Area • 2 Bedrooms • Parking • Communal Garden • Fully
Furnished • Rent Inclusive of Utilities • Available Now • Tenant Fees Apply

£655 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Tiled flooring, stairs rising to the first floor, smoke alarm.

BEDROOM 1

Double room, furnished, wooden flooring, window to the front.

BATHROOM

White suite comprising WC, wash hand basin and bath with shower attachment. Tiled flooring and walls, obscured window to the side.

BEDROOM 2

Twin room, furnished, wooden flooring, window to the side.

UPSTAIRS TO:

OPEN PLAN LIVING AREA

Kitchen area: Cream base units with work surfaces above, stainless steel sink unit, window to the front, electric cooker with extractor hood above, smoke alarm.

Living room/diner: Exposed wooden ceiling beams and 'A' frames, Velux window, furnished, washing machine and under counter fridge, free standing wood burner set on a tiled hearth, smoke alarm, CO alarm.

OUTSIDE

In front of the cottage there is off road parking for 1-2 cars and use of a communal garden.

SERVICES

Monthly rental is inclusive of all utilities (water, heating, electric & council tax).

SITUATION

Located approximately 1 mile from the small rural hamlet of Tresmeer, the property is only 4 miles from the village of Egloskerry with its local primary school and church. Tresmeer is 7 miles from the former market town of Launceston, which has a 24 hour supermarket, M & S Food Hall, doctors', dentists', veterinary surgeries, fully equipped leisure centre, numerous sporting and social clubs and access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. The A39, the Atlantic Highway, can be accessed at

Wainhouse Corner, 7 miles from the property, providing access to the majestic stretch of the North Cornwall coastline.

DIRECTIONS

From Launceston take the B3254 road north towards Bude, and on the outskirts of the town at St Stephens, turn left signposted Egloskerry. Proceed through the village of Egloskerry and also the hamlet of Tresmeer, bearing right by the Rehoboth Chapel, signposted Splatt and Canworthy Water. Continue through the hamlet of Splatt, passing over the railway bridge whilst bearing right. You will then pass a house and a bungalow and the farm lane can be found approximately 200 yards after that, marked with four signs. Continue along that lane for approximately 1 mile and you will come to a sign post for the cottages.

LETTING

The property is available to rent on a Winter Let Agreement for a fixed term period. RENT: £655 per calendar month inclusive of water, electric, heating and council tax charges. DEPOSIT: £755 returnable at the end of the tenancy subject to any deductions. Usual references required. Fully furnished. No Pets. Available Now until End of April 2020.

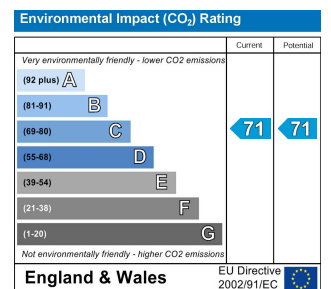
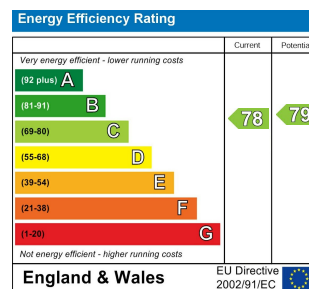
TENANT FEES

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.

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.



Kensley House, 18 Western Road, Launceston,
PL15 7AS
01566 771800
rentals.launceston@stags.co.uk
staas.co.uk



@StagsProperty

@StagsLettings