



## Trekener Barn Pipers Pool, Launceston, Cornwall PL15 8QG

---

Beautifully presented barn conversion, located in peaceful hamlet location. Available to rent on a 6 month renewable tenancy.

Launceston 6 miles - Tintagel 13 miles - Bude 19 miles

- Open Plan Kitchen/Living Room
- Double Bedroom
- Office/ Dressing Room
- Enclosed Rear Garden
- Available End of August
- Pet Considered (terms apply)
- 6 Months plus
- Deposit: £980.00
- Council Tax band: A
- Tenant Fees Apply

**£850 Per Calendar Month**

[01566 771800](tel:01566771800) | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION TO INCLUDE:

Front door leading into open plan kitchen/living area:

### KITCHEN

Fitted wall and base units with work surfaces above and tiled splashbacks. Integrated double oven and ceramic hob with extractor hood over, under counter fridge, freezer and dishwasher, ceramic 1.5 bowl sink unit, space for washing machine. Tiled flooring, windows to front and rear, radiator, smoke alarm.

### LIVING ROOM

Windows to front and rear, door to rear garden, radiators, smoke alarm, stairs rising to first floor with storage cupboard under, fireplace with electric wood burner style heater.

### FIRST FLOOR LANDING

Radiator, window to the front, Velux.

### BEDROOM

Double room, window to the front and the rear, radiator, laminate flooring.

### OFFICE /DRESSING ROOM

Window to the front, radiator, laminate flooring.

### SHOWER ROOM

White WC, wash hand basin and corner cubicle with drench shower and hand held shower attachment. Laminate flooring, ladder style heated towel rail, built in cupboard housing hot water cylinder, window to rear overlooking garden, Velux.

### OUTSIDE

To the front of the property is a small gated courtyard and gravelled parking for two cars.

To the rear of the property is an enclosed garden with several mature shrubs and bushes, large decked area, lawn, and pond.

There is a wood fired hot tub available for the Tenants use, by separate negotiations.

There is a public footpath up the road in front of the property.

### SERVICES

Mains water & electricity.

Private drainage.

Oil fired central heating.

Council tax band: A (C.C)

\*The Landlords superfast broadband supply can continue to provide the property, for the tenants' use, this will come with a charge of £30.00 per calendar month.

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Vodafone & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

### SITUATION

The property lies near the small rural village of Pipers Pool, within 3 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston lies some 6 miles to the east, with 24 hour supermarket, doctors, dentist and veterinary surgeries, places of worship, two testing 18 hole golf courses, a fully equipped

leisure centre and numerous sporting and social clubs. The A30 can be accessed at Kennards House, some 2 miles distance, and gives access to the Cathedral Cities of Truro and Exeter. The North Cornish coast, is approximately 13 miles away and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. The property lies on the northern fringes of the majestic Bodmin Moor which offers great variety riding out and walking.

### DIRECTIONS

From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. Follow this road for approximately 3 miles until entering the village of Pipers Pool. Continue along the road out of the village and the entrance to the lane will be found approximately 3/4 mile along on the left hand side. Follow the lane down, passing Trekener Court and Farmhouse and the property will be found a short distance along on the right hand side.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 month plus, unfurnished and is available end of August. RENT: £850.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £875.00 pcm. DEPOSIT: £980.00 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.

### HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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. 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.

### RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



*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			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

