



14 Hendra Vale, Launceston, Cornwall PL15 7HE

Spacious bungalow, set in a desirable residential location, close to the town centre.

Town Centre 0.5 miles - Bude 19 miles - Plymouth 26 miles

• Modern Kitchen/Diner • 4 Bedrooms • 1 Bedroom Self Contained Annexe • Garden 7
Off Road Parking • Available Now • One Small Pet Considered (terms apply) • 6 Months
plus • Deposit: £1730.00 • Council Tax band: D • Tenant Fees Apply

£1,500 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Radiator, vinyl floor tiles, smoke alarm, door to:

LIVING ROOM **14'10" x 10'4" plus alcoves**

Vinyl floor tiles, windows to the front, radiators, wood burner set on a slate hearth.

KITCHEN DINER

Range of navy blue fitted wall and base units with work surfaces and tiled splash backs, appliance space for fridge freezer and dishwasher. Windows to side and internal to annexe, stainless steel sink unit, Range style cooker with 5 ring gas hob and extractor hood over, radiator, vinyl floor tiles, door to annexe and:

UTILITY ROOM

Fitted cupboards with work surface, stainless steel sink unit and appliance space for washing machine. Vinyl floor tiles, smoke alarm, sky light, doors to annexe and door to patio area.

BATHROOM

Modern white suite comprising WC, wash hand basin set in vanity unit, bath and cubicle with mixer shower. Part tiled walls, vinyl flooring, ladder style heated towel rail.

BEDROOM 3 **8'10" x 8'2"**

Single room, radiator, window to the rear.

BEDROOM 4 **9'10" x 5'10"**

Single room, radiator, window to the front.

BEDROOM 2 **11'11" x 9'10"**

Double room, radiator, window to the front, fitted wardrobes.

BEDROOM 1 **11'5" x 7'7"**

Double room, radiator, window to the side, door to:

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with mixer shower and tiled surround. Frosted window vinyl flooring, ladder style heated towel rail.

SELF CONTAINED ANNEXE (OFF KITCHEN/UTILITY ROOM)

BEDROOM **8'0" x 15'8"**

Double room, vinyl floor tiles, radiator, door to:

KITCHEN/LIVING ROOM

Fitted wall and base units with work surfaces, tiled splash back and stainless steel sink unit. Appliance space for washing machine or under counter fridge, radiator, vinyl floor tiles, door to parking and:

SHOWER ROOM

Modern white WC, wash hand basin set in vanity unit and large cubicle with mixer shower and tiled surround. Obscured window, ladder style heated towel rail, vinyl flooring, sky light.

OUTSIDE

To the front of the property is off road parking for 3 to 4 cars. From here is a hedge lined lawned garden, leading round to a large storage shed and patio area.

SERVICES

Mains water, drainage, electricity & gas.

Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

SITUATION

The property sits in a convenient location on the fringes of Launceston. The town offers doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, mainline railway station serving London Paddington and an international airport. To the south is the city of Plymouth with extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with extensive sandy beaches and cliff walks. From Bude, access to the A39 trunk road, the Atlantic Highway, allows exploration of the North Cornish coast.

DIRECTIONS

From Stags' office, head away from the town centre along Western Road towards the A30. As you reach the Asda filling station, turn left. Continue along the road and just after the right hand turning, the property can be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1500.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1525.00 pcm. DEPOSIT: £1730.00 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

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. Additional information is available on the official government website at 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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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