



Bittens North Petherwin, Launceston, Cornwall PL15 8LS

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Well appointed, detached cottage set in a rural location. Available to rent on a long term tenancy.

Launceston 6 miles - Bude 15 miles - Plymouth 32 miles

• \*\*\*FULLY BOOKED FOR VIEWINGS\*\*\* • Kitchen • 3 Reception Rooms • Parking, Gardens, Stone Shed • Available April • Pets Considered • Long term let • Deposit: £1384.00 • Council Tax band: C • Tenant Fees Apply

£1,200 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

Side entrance door leading into:

### PORCH/ BOOT ROOM

Radiator, space and plumbing for washing machine, door to cloakroom and kitchen.

### CLOAKROOM

White WC and wash hand basin, obscured window to side, vinyl flooring.

### KITCHEN 21'4" x 8'8"

Beech effect wall and base units with work surfaces and tiled splash backs above, stainless steel sink unit, space and plumbing for dishwasher, integrated fridge freezer, 'Leisure' range style oven with ceramic 5 ring hob and extractor hood, tiled flooring, radiator, windows to rear with countryside views, smoke alarm, door to:

### OFFICE 9'4" x 9'5"

Window to rear, radiator.

### LIVING ROOM 20'2" x 11'10"

Open fireplace with wood burner set on slate hearth, window to front, 2 radiators, door to front porch, stairs rising to first floor with storage cupboard under.

### DINING ROOM 9'9" x 12'2"

Window to front, radiator.

### FIRST FLOOR LANDING

Smoke alarm.

### BEDROOM 1 17'4" x 9'0"

Double room, windows to rear and side, radiator.

### BEDROOM 2 13'9" x 10'1"

Double room, ornate fireplace (not in use), radiator, window to front.

### BATHROOM

White WC, wash hand basin and bath with mixer shower over, tiled walls, vinyl flooring, obscured window to front, radiator, extractor fan.

### BEDROOM 3 12'6" x 12'6"

Double room, radiator, window to front.

### OUTSIDE

To the front of the property is a small gravelled area enclosed by a wall. From here is a side gate leading to the large lawned garden which continues around to the rear of the property.

To the other side of the cottage is a gravelled area, providing parking for several cars and a stone storage shed.

### SERVICES

Mains water and electricity.

Private drainage.

O.F.C.H.

Council Tax band: C (C.C)

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

## DIRECTIONS

From Launceston office, turn left on to Western Road and proceed along, bearing down the hill out of town. Continue straight through the traffic lights and at the mini roundabout proceed straight across and up the hill in front of you. Stay on the same road continuing towards Bude on the B3254. After approx 4 miles turn left towards North Petherwin and Tamar Otter Park (before the Countryman Inn). On entering North Petherwin turn right at the T-Junction towards the Church. Continue past the Church and after about ¼ mile turn left signposted Canworthy Water. Continue along this road and the property can be found on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for a long term tenancy, unfurnished and is available April. RENT: £1200.00 pcm exclusive of all other charges . One pet considered. DEPOSIT: £1384.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Strutt & Parker 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' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf)



*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			89
(69-80) C			
(55-68) D		54	
(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

