



24 Dunheved Fields, Launceston, Cornwall PL15 7HS

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Well appointed, detached bungalow located in a sought after residential area.

Launceston Town 0.9 miles - Plymouth 26 miles - Exeter 43 miles

• 2 Double Bedrooms • Gardens • Convenient Location • Off Road Parking & Garage • Available February • Pet Considered (terms apply) • 6 month plus • Deposit: £1269.00 • Council Tax band: D • Tenant Fees Apply

£1,100 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALL

Coat hooks and further door into main hall area. Built in cupboard housing gas fired boiler, CO alarm, radiator.

### BEDROOM 1 10'7" x 13'10"

Double room, radiator, window to the rear with views of the garden and surrounding area, built in mirror fronted wardrobes.

### BEDROOM 2 13'0" x 10'9"

Double room, window to the rear with views of the garden and surrounding area, built in mirror fronted wardrobes.

### SHOWER ROOM

Walk in cubicle with electric shower and glass screen, tiled walls, obscured window, white WC and wash hand basin, radiator, wall mounted heater.

### KITCHEN 15'5" x 8'7"

Range of wall and base units with work surfaces and tiled splash backs. Window to the front and the side, radiator, tiled flooring, 1.5 bowl sink unit, electric Aga with extractor hood above, space for fridge freezer, built in pantry cupboard, door to:

### UTILITY PORCH

Tiled flooring, space for washing machine and tumble dryer, window to the side, base cupboards with work surface above, door to rear garden.

### LIVING ROOM 16'11" x 12'10" plus bay & alcoves

Windows to the front and side, 2 radiators, electric fire set in stone fireplace.

### OUTSIDE

The property enjoys a small lawned garden to the front. A gated driveway provides off-road parking for up to three vehicles and leads to a single garage. To the rear is an enclosed garden, predominantly laid to lawn, with the additional benefit of a side access path.

### SERVICES

Mains electricity, water, drainage & gas.  
Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard:

Download 16 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data:

Internal - EE & Three- Good. O2 & Vodafone- Variable.

External - EE, Three, O2 & Vodafone- Good.

### DIRECTIONS

From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into

Woburn Road. Follow Woburn Road until you see Launceston College up ahead of you. The property can be found on the left hand side just before a left hand turning into a dead end and before reaching the school at the end of the road.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished/ part furnished and is available February. RENT: £1100.00 pcm exclusive of all other charges. One pet considered. DEPOSIT: £1269.00 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' 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/6915beb8bc34c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c/_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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |



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