



Lower Trekenner Barn , Trekenner, Launceston, Cornwall
PL15 9PH

Detached barn conversion set in a peaceful, rural location.

Launceston 5 miles - Callington 6.5 miles - Plymouth 21 miles

• Kitchen/Diner • Living Room • 2 Double Bedrooms • Ample Parking • Available Now • No Pets • 6 Months plus • Deposit: £1032.00 • Council Tax band: C • Tenant Fees Apply

£895 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door to:

KITCHEN/DINER **12'4" x 15'4"**

Newly fitted range of navy wall and base units with work surfaces above, integrated dishwasher and electric cooker with ceramic hob and extractor hood over, space for washing machine, condenser dryer and fridge freezer, window to the front, Butler style sink with mixer tap, slate flooring, radiators, smoke alarm, stairs to first floor with under stair cupboard.

LIVING ROOM **14'0" x 10'7" plus alcoves**

Slate floor, radiators, window and door to front, gas wood burner effect fire.

FIRST FLOOR LANDING

Smoke alarm.

BEDROOM 1 **14'10" x 10'11" plus alcoves**

Double room, radiators, wooden flooring, window to side, 2 velux windows.

BATHROOM

White suite comprising wash hand basin, WC, bath with tiled surround and cubicle with mixer shower and tiled surround. Obscured window to rear, radiator, light with shaver point.

BEDROOM 2 **13'1" x 9'1"**

Double room, window to rear, doors to the front to a Juliet balcony, radiator, wooden flooring.

OUTSIDE

To the front of the property is a shared gravelled area with parking for 3 cars in front of the barn. There is a small lawn area to the side of the property with a bin store. Access to the field at the rear of the property may be granted by the Landlord by mutual agreement.

SERVICES

Mains water, gas & electric.
Private drainage (shared with L:L property).
Council Tax band C (C.C).

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5Mbps. Superfast: Download 35 Mbps, Upload 6 Mbps.

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

SITUATION

The property is situated on the fringes of the rural hamlet of Trekenner which has a primary school. The Cornish Farm Shop and Kitchen, Tre, Pol & Pen, is located within a mile of the property and the well respected public house, The Springer Spaniel, and local bus service are located half a mile away in the neighbouring village of Treburley.

Launceston is 4 miles away, with a comprehensive range of amenities including a 24-hr supermarket, leisure centre and an 18-hole golf course. There is also access to the A30 trunk road linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport. 20 miles to the south is the city port of Plymouth with its deep water marina, regular ferry crossing serving northern France and Spain.

DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 sliproad signposted to Okehampton, Callington and Tavistock. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off the slip road and proceed over the flyover, at the roundabout, take the exit straight ahead of you signposted for the A388. Continue along this road for approximately 3 miles and take the turning on the right sign posted Trekenner, (just after the granite posts on the left with balls on top). Continue along this road and take the first left hand turn before the blue cottage. You will then come to a staggered crossroads, go straight over (left then immediate right). The driveway for Trekenner Farm and Trekenner Barn can be 50 yards along on the right hand side, take the right fork and Lower Trekenner Barn can be found in front of you right at the end of the lane.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £895.00 pcm exclusive of all other charges. DEPOSIT: £1032.00 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			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(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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