

STAGS

184 Kensey Valley Meadow, Launceston, Cornwall PL15 9TS

Two bedroom coach house in popular edge of town location. Available on a long term tenancy.

Town Centre 2 miles - North Cornish Coast 21 miles - Plymouth 25 miles

• Open Plan Kitchen/Living Room • 2 Bedrooms • Parking Space • Single Garage • Popular Residential Location • Available Now • G.F.C.H • Deposit: £801.00 • Council Tax band: • Tenant Fees Apply

£695 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Front door to hall with radiator and stairs up to:

FIRST FLOOR LANDING
Radiator, smoke alarm, telephone entry system, window to rear.

LIVING ROOM AREA
Window to front and rear, 2 radiators, carpeted.

KITCHEN
Beech effect wall and base units with work surfaces above, space for fridge freezer. Integrated electric cooker with electric hob and stainless steel extractor fan. Window to the front, vinyl floor, gas fired boiler, stainless steel sink unit, built in storage cupboard, washing machine.

BATHROOM
White suite comprising hidden cistern WC, wash hand basin and bath with mixer shower and screen, heated towel rail, extractor fan, tiled walls, vinyl flooring.

BEDROOM 1
Double room, window to the front, radiator.

BEDROOM 2
Single room, window to the rear, radiator.

OUTSIDE
To the front of the property is a parking space for one car in front of a single garage with light and power and parking.

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

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, Vodafone & O2- Variable. External - EE, Three, O2 & Vodafone- Good.

SITUATION
The property enjoys a convenient location on the fringes of the former market town of Launceston. There are doctors, dentists and veterinary surgeries, 24-hour supermarket, 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 motorway network, mainline railway station serving London Paddington and an international airport.
To the south is the city of Plymouth with its 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 its extensive sandy beaches and cliff walks. The A39 trunk road, the Atlantic Highway, from Bude allows exploration of the majestic stretch of the North Cornish coast.

DIRECTIONS
From Stags office Launceston, head towards Bude and towards the Newport area of town. Pass the turning to the town down the hill and take the next road on the right sign posted Polson. Continue along this road (which does get narrow) and at the T junction, turn left and follow this road down around to the left and you will come to a roundabout. Turn left here and at the next mini roundabout go straight over. At the next mini roundabout turn right and follow the road along, round a right hand corner and then as the road bears left again, turn right on the corner into a small cul de sac and the property will be found as the right hand property in front of you.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 695.00 pcm exclusive of all charges. DEPOSIT: £801.00 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.
The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
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.

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
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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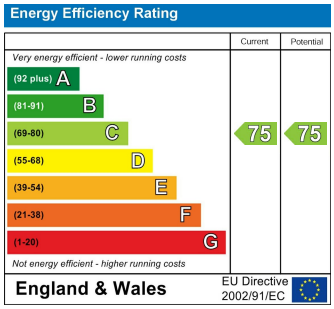








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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