

STAGS

Stone Cross Trebartha, Launceston, Cornwall PL15 7PD

Detached bungalow set in beautiful, peaceful location. Available to rent on a long term tenancy.

Launceston 9 miles - Liskeard 10 miles - Plymouth 25 miles

• Living Room • Kitchen • 3 Bedrooms • Parking & Gardens • Available November • Pet Considered • Long term tenancy • Deposit: £1269.00 • Council Tax band: D • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Front door leading into:

DINING HALL AREA 7'8" x 10'7"
Radiator, window to the rear.

HALLWAY
Built in cupboard housing the hot water cylinder and shelving. 2 radiators, smoke alarm.

LIVING ROOM 10'11" x 17'7"
Windows to the front, side and rear, radiator, stone fireplace with slate hearth and mantle, smoke alarm.

KITCHEN 12'4" x 6'5"
Range of wall and base units with wooden work surfaces and tiled splash backs, stainless steel sink unit, window to the rear, vinyl flooring, space for dishwasher, space for electric cooker with extractor above, radiator, door to:

REAR BOOT ROOM
Vinyl flooring, door to rear garden, window to the rear, radiator, door to:

UTILITY ROOM 7'3" x 10'8"
Oil fired boiler, windows to the rear, radiator, vinyl flooring, Butler style sink, space and plumbing for washing machine.

BEDROOM 1
Double room, windows to the rear, radiator, built in wardrobes with hanging rail and shelving.

BATHROOM
White suite comprising WC, wash hand basin and bath with electric shower over. Part tiled walls, vinyl flooring, obscured window to the side, radiator, light with shaver point, built in cupboard.

BEDROOM 2
Small double room, radiator, windows to the rear, built in wardrobes with hanging rail and shelving.

BEDROOM 3
Small double room, radiator, window to the front, built in wardrobes with hanging rail and shelving.

OUTSIDE
To the front of the property is a driveway providing parking for 3-4 cars. Lawned gardens surround the property and to the rear is a garden shed.

SERVICES
Mains electricity.
Private water & drainage. (monthly charge of £40.00 for water payable to the Landlord).
O.F.C.H.
Council Tax band: D (C.C).

DIRECTIONS
From Launceston proceed to the village of South Petherwin on the B3254. Continue through the village and stay on the road for approx a further 4 miles until reaching the cross roads at Congdons Shop. Continue straight over the cross roads in the direction of Liskeard, still on the B3254. After approx 1 mile take the right hand turn signposted to Trebartha and Bastreet. Follow this small parish road until reaching a crossroads, at which, continue straight over. Follow this road a short distance down the hill, then take the first left turning marked 'private'. Follow the track along and as it forks, take the drive to the right hand side of the one for Barn Park. Follow this driveway and the property can then be found on your left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. 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.
Pets may be considered at this property subject to a vetting application.

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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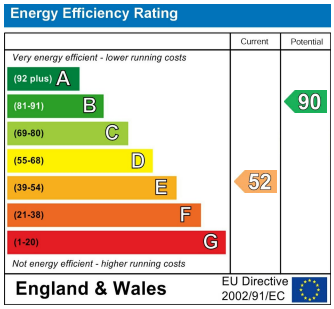








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



arla | propertymark PROTECTED

STAGS

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