



4 Kings Meadow, Launceston, Devon PL15 9TT

A 3 storey, 3 bedroom property situated within a small collection of new homes in the heart of Launceston. Available to rent on a long term tenancy.

Central Launceston Location - Bude 18 miles - Plymouth 25 miles

• ****FULLY BOOKED FOR VIEWINGS**** • Far Reaching Views • Convenient Location • Off Road Parking • Available Now • Pet Considered (terms apply) • Long term let • Deposit: £1269.00 • Council Tax band: C • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into:

ENTRANCE HALL

LVT flooring, radiator, stairs rising to first floor with cupboard under.

CLOAKROOM

White WC, wash hand basin, part tiled walls, obscured window, tiled flooring, radiator.

OFFICE

11'8" x 7'6"

Window to the front, radiator.

UTILITY ROOM

7'7" x 6'0"

Tiled flooring, radiator, base cupboard with work surface above, sink unit and appliance space below.

KITCHEN/DINER

15'9" x 14'3"

Windows to the rear with far reaching views, range of fitted wall and base units. Integrated cooker and ceramic hob with extractor over, dishwasher and fridge freezer. LVT flooring, radiator, smoke alarm, stairs down to:

LIVING ROOM

15'9" x 12'3"

Window and double doors to rear garden, under stair storage cupboard.

SECOND FLOOR LANDING

Smoke alarm, velux window, radiator.

BEDROOM 3

9'1" x 6'11"

Double room, window to the rear with far reaching views, radiator.

BEDROOM 2

14'4" x 7'9"

Double room, window to the rear with far reaching views, radiator.

BATHROOM

Modern suite comprising WC, wash hand basin set in vanity unit and bath with mixer shower over and glass screen. Tiled walls and flooring, ladder style heated towel rail.

BEDROOM 1

15'9" x 11'6"

Double room, windows to the front, radiator.

OUTSIDE

To the front of the property is a driveway providing off road parking for 2 cars. There is a side access path to the rear enclosed garden.

SERVICES

Mains water, electricity and drainage. Air source heat pump central heating.

Council Tax band: C (C.C).

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

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

SITUATION

The property is located less than half a mile from the town centre with a range of shops, sporting and social clubs. Launceston also offers a fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, a 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road is easily accessible and links the Cathedral cities of Truro and Exeter. Exeter offers access to the M5 network, main line 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.

DIRECTIONS

From Stags Launceston Office, proceed along Western Road through the town centre until Southgate Arch. Go through the arch and continue straight ahead, on the left hand bend, proceed up Race Hill until the two no entry signs. Turn right onto Bounsall's Lane. At the top of Bounsall's Lane turn left onto Windmill Hill, continue and take the second left onto Penworth Close. Drive along through Penworth Close and at the end of the no through road you will arrive at Kings Meadow. The property can be found towards the bottom of the estate on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for a long term tenancy, unfurnished and is available now. RENT: £1100.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £1125.00 pcm. 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.

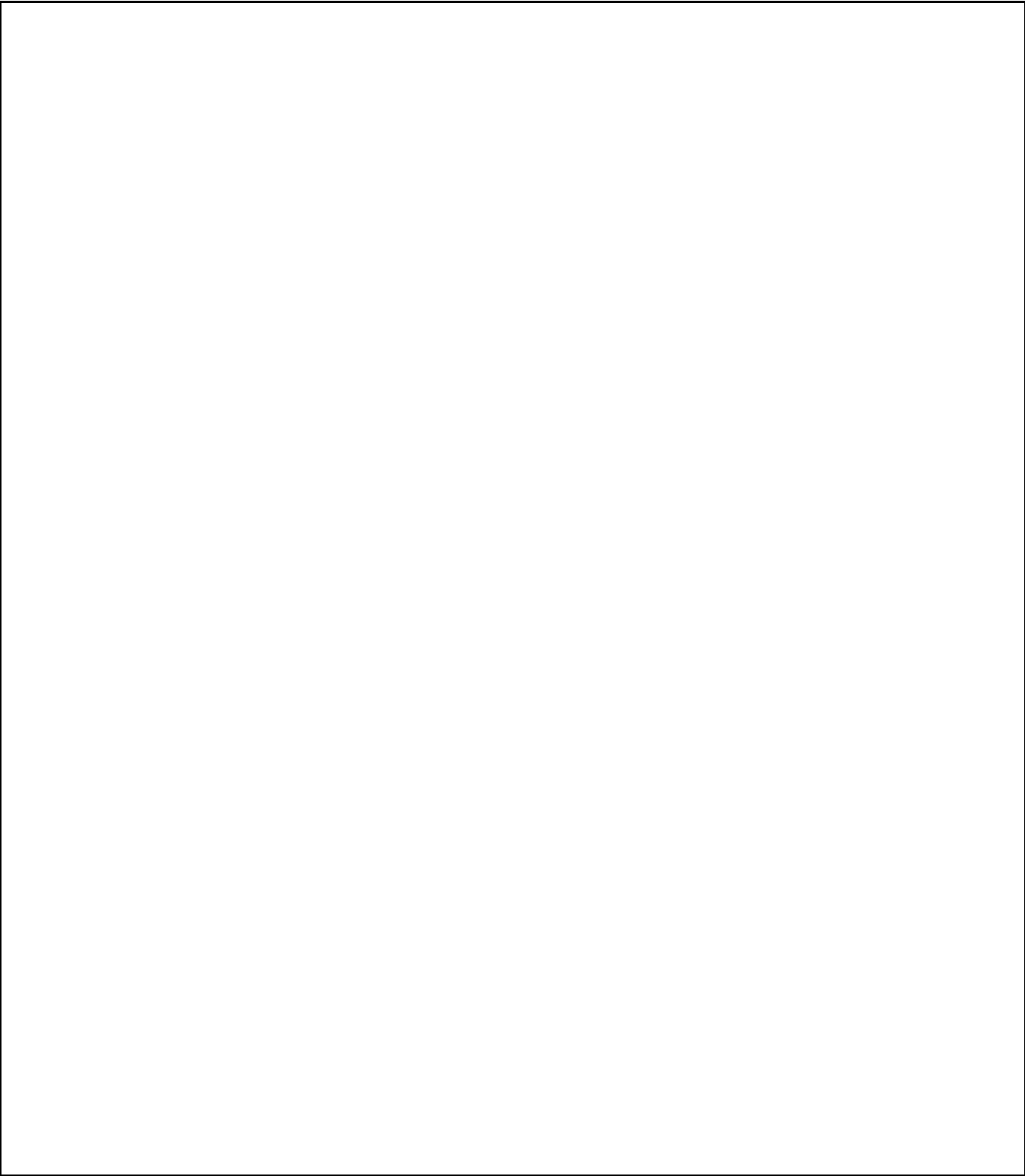
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_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.



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