STAGS

Flat 5, The Old School House, 18 Western Road, Cornwall, PL15 7AS

Two bedroom, first floor flat with fantastic views, close to the town centre of Launceston. Available to rent on a long term let.

Launceston Town 0.2 mile - Bude 20 miles - Exeter 42 miles

• Lounge/diner • Kitchen • 2 Double Bedrooms • Parking Space • Available September • Landlord Prefers No Pets • Long term Let • Deposit: £807.00 • Council Tax band: A • Tenant Fees Apply

£700 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Communal stairs leading to entrance door to:

HALLWAY
Radiator, smoke alarm, built in cupboard with hooks and shelf.

BATHROOM
White suite comprising WC, wash hand basin and large cubicle with mixer shower and tiled surround. Vinyl flooring, radiator, extractor fan.

BEDROOM 2
Double room, radiator, window to rear with views over the surrounding town and countryside.

BEDROOM 1
Double room, radiator, window to rear with views over the surrounding town and countryside.

LOUNGE
Radiators, window to rear and side with views over the surrounding town and countryside. Steps up to:

KITCHEN
Range of wall and base units with wooden effect work surfaces and integrated electric cooker with gas hob above. Stainless steel sink unit, windows to the rear with surrounding views, washing machine and tumble dryer, fridge freezer, radiator, gas fired boiler, vinyl flooring.

OUTSIDE
To the rear of the property is parking for one car and communal drying area.

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

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone- None. EE & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

SITUATION
The property is situated in a very accessible location, a short distance from the town centre. Launceston has numerous shops, boutiques, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard. 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 network, main line railway station serving London Paddington and an international airport.

DIRECTIONS
From the A30 at Pennygillam roundabout, take the exit signposted Town Centre. Follow this road down towards the town and at the Launceston Stags office turn left down into the car park. Flat 5 can be found on the first floor of this building.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £700.00 pcm exclusive of all charges. DEPOSIT: £807.00 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.

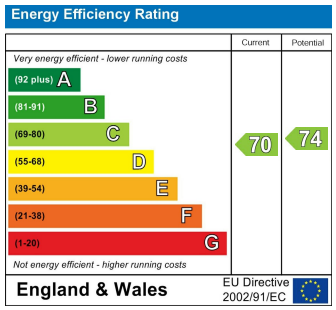
HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month’s rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially 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.

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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PROTECTED

STAGS

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