

STAGS

45 Dunheved Road, Launceston, Cornwall PL15 9JF

5 bedroom, period property in popular location close to town.

Town Centre 0.5 miles - North Cornish Coast 19 miles – Exeter 42 miles

• 5 Bedrooms • 3 Reception Rooms • Parking & Garage • Convenient Town Location • Available December • Pet Considered • Long term Let • Deposit: £1903.00 • Council Tax band: E • Tenant Fees Apply

£1,650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Front entrance door into:

PORCH
Tiled floor, windows to sides, further door into:

ENTRANCE HALL
Carndean flooring, radiator, stairs rising to first floor.

LIVING ROOM 13'8" x 13'9" plus bay
Wooden flooring, large bay window to the front, radiator, ornate fireplace.

DINING ROOM 13'10" x 14'8"
Wooden flooring, electric fire, double doors to front patio area.

KITCHEN 10'11" x 10'6"
Range of fitted wall and base units with work surfaces and a tiled splash back. Integrated double oven and gas hob with extractor hood above, space for fridge freezer and dishwasher, window to the rear, tiled flooring, stainless steel sink unit, bench seat, radiator, door to dining room.

PLAY ROOM/ OFFICE
Window to the side, radiator, door into entrance hallway.

REAR HALL
Tiled flooring, coat hanging space, pantry cupboard, door to rear garden.

CLOAKROOM
WC and wash hand basin, tiled flooring, window to the rear.

DOWNSTAIRS BATHROOM
Bath with shower attachment, wash hand basin, tiled walls and flooring, radiator, extractor fan.

FIRST FLOOR LANDING
Door leading out to rear patio area, radiator.

WC
Obscured window to the rear, vinyl flooring, WC and wash hand basin, part tiled walls.

BATHROOM
White WC, wash hand basin, corner bath and cubicle with electric shower. Vinyl flooring, tiled walls, built in cupboards, velux window, heated towel rail.

BEDROOM 1 10'4" x 10'9"
Double room, window to the side, radiator.

BEDROOM 2 7'8" x 10'9"
Double room, radiator, window to the side.

BEDROOM 3 14'4" x 13'8"
Double room, window to the front with far reaching town views, radiator.

BEDROOM 4 14'3" x 14'7"
Double room, window to the front, radiator.

BEDROOM 5 11'10" x 13'8"
Double room, radiator, window to the rear.

OUTSIDE
The property is accessed via steps leading to the front entrance, where there is a small lawned garden and patio area. A pathway runs around the side of the property, providing access to the workshop, while further steps lead to the rear garden.

The rear garden features a pond area and access to the utility room. Additional steps lead up to a further garden area and the driveway, which provides off-road parking for one vehicle and access to the detached single garage.

An electric vehicle charging point is also available for the Tenant's use.

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

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE- Good, Three- Limited, O2 & Vodafone- Variable. External - EE, Three, O2 & Vodafone- Good.

SITUATION
The property is located in the sought after residential area of Dunheved Road, less than half a mile from the town centre with its numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket 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. 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.

DIRECTIONS
By car - From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right onto Woburn Road. Follow the road along Dunheved Fields over the speed bumps and past Launceston College on the right hand side. Continue down Dunheved Road and the property will be located on the right hand side about half way along.

On foot - From the town, proceed along Westgate Street passing the bus stop and St Johns Ambulance centre on the right hand side. Follow the road as it bears left onto Dunheved Road, where the property will be located about half way along on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available December. RENT: £1650.00 pcm exclusive of all charges. DEPOSIT: £1903.00 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.

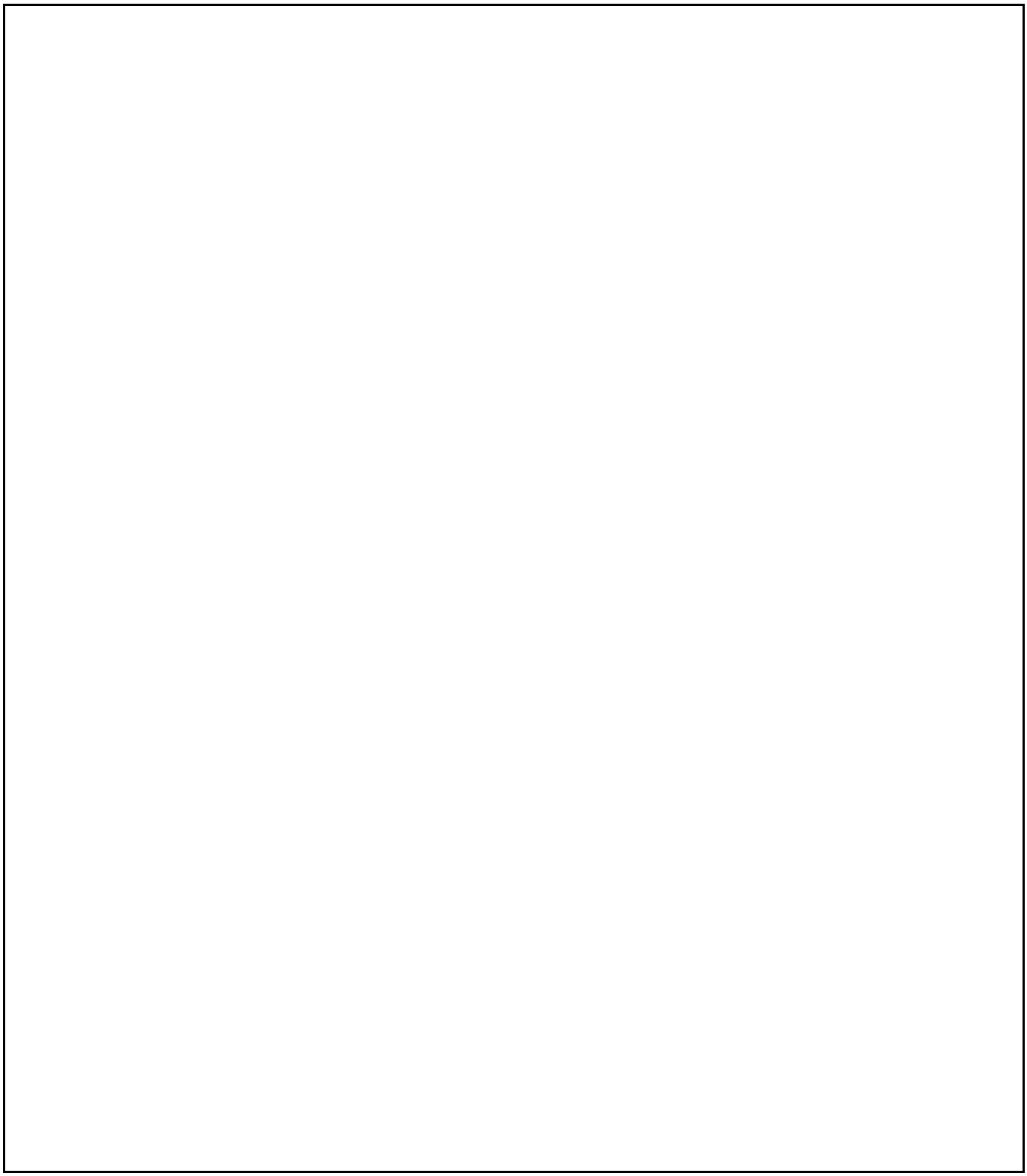












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

Kensey House, 18 Western Road, Launceston, PL15 7AS
01566 771800
rentals.launceston@stags.co.uk
@StagsProperty

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