



Kendall Green Well Street, Callington, Cornwall PL17
7AU

Newly refurbished, ground floor flat in convenient town location. Available to rent on a long term tenancy.

Tavistock 10 miles - Launceston 11 miles - Plymouth 15 miles

• Open Plan Living Accommodation • 3 Bedrooms • Communal Garden • Newly Refurbished • Convenient Location • Available June • Long term let • Deposit: £980.00 • Council Tax band: TBC • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Shared entrance door to communal hallway with front door leading to own front door into:

HALLWAY

Doors leading off to all rooms:

BEDROOM 2 14'3" x 7'7"

Double room, electric heater, window to front.

BEDROOM 1 7'7" x 14'1"

Double room, window to front, small alcove, electric heater.

BEDROOM 3 6'6" x 17'2"

Double room, dual aspect to front and side, electric heater, small alcove.

SHOWER ROOM

Newly fitted suite comprising wash hand basin set in vanity unit, WC and walk in shower with electric shower.

OPEN PLAN KITCHEN/LIVING/DINER

19'5" x 9'7" living room area

Kitchen: Newly fitted wall and base units with work surfaces and splash backs above. Integrated electric cooker and ceramic hob with extractor over, space for washing machine and fridge freezer, electric heater.

Dining area: Windows to the side, electric heater, velux window (5.53m x 2.03m)

OUTSIDE

There is a large lawned communal garden for the Tenants use.

SERVICES

Mains water, drainage, gas & electricity.

Council Tax band: TBC (C.C).

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 77 Mbps, Upload 20 Mbps.

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

SITUATION

The property is situated in the town of Callington offers a comprehensive range of amenities including supermarkets, schools, doctors and veterinary surgeries. Tavistock, 11.5 miles away, is a thriving market town in West Devon at the foothills of Dartmoor National Park, offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is 14 miles to the south and Exeter lies 53 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 slip road signposted to Okehampton, Callington and Tavistock. Travel along the A30 for approximately 0.5 miles and take the first exit off toward Callington. Turn right as you come off the slip road and proceed over the flyover to the roundabout. At the roundabout go straight over (3rd exit)

taking the A388 road south towards Callington and continue along this road. On entering Callington, turn right at the traffic lights and then take the first right hand turning signposted Well Street. The entrance to the property can be found a short distance along on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 850.00 pcm exclusive of all charges. DEPOSIT: £980.00 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.

AGENTS NOTE

The photo of the kitchen and the shower room have been virtually generated to show the completed finish.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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