

STAGS

6 Troods Mill Priory Yard, Launceston, Cornwall PL15 8WH

Well appointed, first floor apartment in location close to town. Available to rent on a long term tenancy.

Launceston Town 0.5 miles - Plymouth 26 miles - Exeter 43 miles

• Kitchen • Living Room • 2 Double Bedrooms • Allocated Parking Space • Covered Balcony • Available Now • Long term tenancy • Deposit: £778.00 • Council Tax band: A • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
DG front door leading into:

HALL
With stairs rising to first floor.

LANDING
Windows to side and rear, storage cupboard housing gas fired boiler. Door to:

INNER HALL
Smoke alarm.

BATHROOM
White suite comprising WC, wash hand basin and bath with mixer shower over. Vinyl flooring, light with shaver point and obscured window to rear.

KITCHEN
Wall and base units with work surfaces and tiled splash backs above, space for washing machine and under counter fridge, integrated electric cooker and gas hob with extractor hood above, stainless steel sink unit, window to rear and smoke alarm.

BEDROOM 2
Double room and window to front.

BEDROOM 1
Double room and window to front.

LIVING ROOM
Window to the front, gas fire set on tiled hearth, smoke alarm, DG door and full height window to balcony.

OUTSIDE
To the side of the apartment blocks, a short walk from the property, is an allocated parking space.
To the rear is a solid wood covered balcony.

SERVICES
Mains water, drainage & electric.
Gas fired central and underfloor heating.
Council Tax band: A (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 & Three- Limited. O2, Vodafone- Variable, Three- Likely. External - EE, Three, O2 & Vodafone- Good.

SITUATION
The property enjoys an appealing and convenient location on the outskirts of Launceston town, where one can access a wide range of shops, supermarkets, restaurants and boutiques together with banks, places of worship, doctors, dentists and veterinary surgeries. There are two testing 18 hole golf courses and secondary school educational facilities to A-level standard. In addition there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro. At Exeter there is an excellent range of shopping facilities including department stores, cinema, international airport, mainline railway station serving London Paddington and access to the M5 motorway. The city port of Plymouth is twenty seven miles to the south and benefits from a cross channel ferry serving northern France and Spain.

DIRECTIONS
From Stags Launceston office, take the A388 St Thomas Road and descend down the hill, passing the castle on the right hand side. Pass through the traffic lights at Newport Square and take the left hand turning before crossing over the bridge. Continue past the river, church and bowling green and take the left turning into Priory Yard. The apartment blocks will be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £675.00 pcm exclusive of all charges. DEPOSIT: £778.00 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.

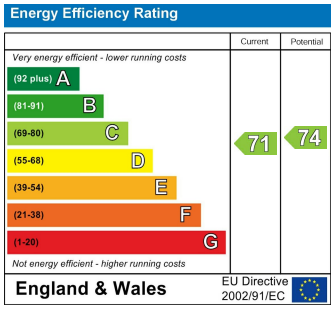
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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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

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