



***Duchy of Cornwall***

**To Let**

**1 Home Farm Bungalows, Stoke Climsland, Cornwall PL17 8PB**



The Duchy of Cornwall is offering to let for an initial six month term on an Assured Shorthold Tenancy.

**1 Home Farm Bungalows. A rural property but close to a thriving village community.**

**Rent: £750 per calendar month**

Please contact Sharon Bowden or Chris Matthews for further details at:

Restormel Estate Office

Lostwithiel

Cornwall PL22 0HN

01579 343149

## Introduction

A recently refurbished 3 bedroom bungalow set in a convenient, rural location at the head of the drive serving Duchy College.

## Location

Stoke Climsland is an historic parish, being mentioned in the Domesday Book as Climson. Today it is a busy village with a number of amenities including a Post Office, primary school 15th Century church. Various recreational activities are held in the Old School and Parish Hall.

The town of Callington is approximately 4 miles and has a range of shops, schools, health centre and supermarket.

## Directions

From Callington take the A388 towards Launceston then in 1 mile turn right onto Stoke Road. Follow the signs to Duchy College and the bungalow will be found at the end of the College drive (on the right as you look down the drive). Please park on the hard standing area inside the gate to the property.

## Internally

The property is accessed via a multi-paned front door leading to a light and spacious hallway. The hall cupboard



houses the water cylinder with space for storage underneath.



The lounge is dual aspect and has countryside views to the south.

The kitchen can be accessed direct from the hallway or via the lounge and is fitted with numerous wall and base units.



There is room for a small dining table.

There are three bedrooms. The largest bedroom has a built-in cupboard and all three are of a good size. The two front bedrooms benefit from the



same impressive view as the lounge.

The large bathroom has been recent-

ly refitted and has a modern white suite with overbath shower and glass shower screen.

## Outside

The bungalow sits in its own garden which is big enough for growing vegetables as well as having an area of lawn. There are some useful out-buildings, including a WC and storage areas. The oil boiler and tank are situated in the back garden.



There is a large off-road parking area.

## Services

**Mains electricity**

**Oil central heating—external boiler**

**Mains drainage via private pipe**

**Water - mains water. Standard water charges will apply**

Although the property is unfurnished, carpets and flooring are supplied.

## Tenure

The property is to be let on an Assured Shorthold Tenancy Basis. The property will be let unfurnished.

Credit referencing will be undertaken prior to the agreement being drawn up and the offer will remain subject to contract and references. The fees

Right to residency checks will also be undertaken.



### Deposit

A deposit equal to five weeks rent will be due before taking occupation. Pets will be considered on an individual basis.

### Schools

There is a primary school in Stoke Climsland village and a secondary in nearby Callington (approx. 3 miles).

### EPC

The property currently has an E rating.

### Council Tax

The property is rated Band C for Council Tax, which has an annual charge of £1,568.50 (2019/20).

### Misrepresentation Disclaimer

Whilst every effort has been made to ensure the accuracy of these particulars they are produced as a general guide only and do not constitute any offer or part of any offer or contract. All descriptions, dimensions and/or references to condition and the nec-

essary permission for use and occupation and other details herein are given without responsibility and any prospective tenants must satisfy themselves by inspection or otherwise as to correctness.

Before entering into any tenancy the condition and contents of the property will be set out in a tenancy agreement,



inventory and schedule of condition.

If you are offered the property please ensure you carefully read, understand and agree with the tenancy agreement, inventory and schedule of condition before signing the documents.



### Money Laundering

Prospective tenants will be required to produce identification documentation during the referencing process and we ask for your co-operation in order to prevent delay in providing the tenancy agreement.



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