



Flat 5 Tenby House, Fairplace Terrace, Okehampton,
Devon EX20 1DN

A spacious first floor flat, close to the town centre

Exeter 23 miles

• Open plan kitchen/lounge/diner • 2 Double Bedrooms • Bathroom • Rear communal Garden • Gas Central Heating • Available Mid March on a 6 month renewable tenancy, unfurnished • No pets • Deposit £865.00 • Council Tax Band A • Tenant Fees Apply

£750 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION INCLUDES

Front door to:

HALL

Telephone entry system.

KITCHEN / LOUNGE

17'0" x 15'5" excluding alcove

Range of dark wood effect base units with black worksurfaces and grey wall units. White tiled splashback. Stainless steel sink unit. Integrated electric cooker with extractor over, freestanding fridge (on a non repair or replacement basis) Plumbing and space for washing machine. Gas fired boiler. Radiator. Mantlepiece. Window to front. Laminate flooring.

BEDROOM 2

9'0" x 14'1"

Double room, window to front, radiator. Laminate flooring.

BEDROOM 1

8'3" x 16'11"

Double room, windows to rear, radiator. Laminate flooring.

BATHROOM

White suite comprising panelled bath with shower over, WC, pedestal wash hand basin. Vinyl flooring. Radiator.

OUTSIDE

To the rear of the property is a communal garden, bike store and refuse storage area. There is no parking with this property.

SERVICES

Mains electricity, water and drainage. Council tax Band 'A' West Devon Borough Council.

Broadband to Ultrafast is available (source Ofcom)

Mobile coverage - Voice and Data coverage is available from EE, other service providers are available but may be limited (Source - Ofcom)

SITUATION

The property is located within close proximity of the town centre. Okehampton offers an excellent range of supermarkets, local and specialised shops, doctors surgery, dentist, hospital and schooling to A level standard. Numerous sports and leisure facilities, including cinema, leisure centre and swimming pool situated in the attractive setting of Simmons Park. The A30 dual carriageway can be accessed approximately 2 miles to the east of the town providing a

direct link west into Cornwall or east to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air links.

DIRECTIONS

From Okehampton Town centre proceed into Fore Street, turn left at the traffic lights into George Street, proceed on this road passing the post office on your right and Tenby House will be found on your left hand side next to Fairplace Church.

LETTING

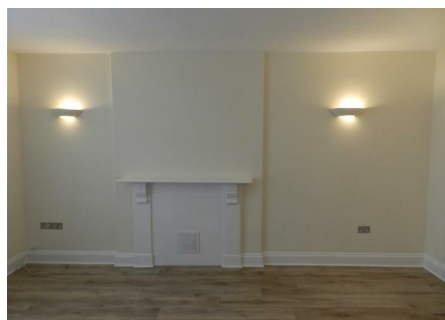
The property is to let on an initial six month plus Assured Shorthold Tenancy. RENT: £750.00 per calendar month, exclusive of all other charges. DEPOSIT: £865.00 returnable at the end of the tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No pets. Viewing strictly through the Agents Stags. Available mid March, unfurnished on a 6 month renewable tenancy.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC