



Lower Whiddon House Beaworthy, Beaworthy, Devon  
EX21 5AX

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## Spacious Detached House In Rural Location With Four Bedrooms

Okehampton 11 Miles Holsworthy 11 Miles Launceston 17 Miles Tavistock  
22 Miles

• Three reception Rooms • Three Bathrooms • Utility & Boot Room • Oil Fired Central Heating & Wood  
Burner • Enclosed Garden and Off Road Parking for Two Cars • Available now, Unfurnished • Council Tax  
Band E • Deposit £1730.00 • Pets Considered (Max 2 - no Reptiles) • Tenant Fees Apply

£1,500 Per Calendar Month

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## ACCOMMODATION INCLUDES

### ENTRANCE TO HALL WITH STAIRS TO FIRST FLOOR

#### SITTING ROOM 16'2" x 23'6" (including alcove)

Large room divided by a central brick chimney stack housing wood burner. Two windows to front. 2 Radiators. Door to boot room

### SECOND RECEPTION ROOM/DINING ROOM

15'5" x 13'1"

Large open fireplace (feature only, not usable). Window to front. Radiator

### KITCHEN

16'0" x 12'1"

Range of cream base units with solid wood worktop and black worktop. Belfast sink with mixer tap. Freestanding electric oven. Built in fridge. Tiled floor. NB Please note that the Rayburn shown in the picture is not in use and is for decorative purposes only. Window to Front. Radiator. Tiled floor.

### BREAKFAST ROOM/SNUG

10'0" x 10'2"

Window to side. Radiator.

### UTILITY ROOM

Belfast sink. Plumbing for Washing Machine. Understairs cupboard. Radiator, Window to rear. Vinyl flooring.

### FURTHER UTILITY/STORAGE ROOM

9'3" x 8'4" (including cupboards)

Two built in cupboards. Vinyl flooring.

### BOOT ROOM

9'10" x 14'2" (including cupboard)

Cupboard housing oil fired boiler and water tank. Window to side. Door to sitting room. Door to rear of property. Concrete floor.

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

### LANDING

Radiator. Window to rear

### CLOAKROOM

WC and wash hand basin. Vinyl flooring.

### BEDROOM

9'3" x 14'6"

Built in wardrobe and shelving. Further under window storage. Radiator. Window to front.

### ENSUITE

White corner shower cubicle with electric shower, wash hand basin with vanity storage below. Please note there is no wc in this room. Built in cupboard. Wooden flooring.

### BEDROOM

17'5" x 8'3"

Built in wardrobe. Shower cubicle with glass fronted door with electric shower. Pedestal wash hand basin. Radiator. Window side.

### BEDROOM

12'9" x 17'1"

Radiator. Window to front.

### BACK HALL

Cupboard with shelving. Second set of stairs leading down to the utility room.

### BATHROOM

White suite comprising a claw foot bath to the centre of the room and a newly fitted shower cubicle. Wash basin and WC. One radiator. One heated towel rail. Window to rear. Wooden floor.

### BEDROOM

16'0" x 10'3"

Built in wardrobe. Window to front. Radiator.

### OUTSIDE

The property is approached by a drive that is shared with the neighbouring property, where the landlord resides. There is allocated parking for two cars located by the wooden gate to the property. The property has a mature garden, laid to lawn which is enclosed by a wooden fence which surrounds the property giving privacy.

### SERVICES

Mains electric.

Oil Central Heating. Tenants to purchase oil in the tank on moving in.

Mains water (metered)





Drainage is via septic tank which the landlord will empty as an when required.  
Council Tax Band E  
Broadband - According to Ofcom (<https://checker.ofcom.org.uk/>) Standard broadband is available only on ADSL. Services via Airband, Star Link , EE may offer higher speed services if required.  
Mobile Coverage - Voice and Data coverage is limited with the four main networks (source - <https://checker.ofcom.org.uk/>)

### SITUATION

The property is located in the rural hamlet of Whiddon within 3 miles of the villages of Halwill Junction and Northlew with their village amenities. The town of Okehampton is some 10 miles distance with a range of shops and supermarkets , a hospital, leisure centre and secondary school. From Okehampton, there is direct access to the A30 dual carriageway and a mainline railway station with services to Exeter and beyond.

### DIRECTIONS

<https://w3w.co/tram.exists.regulate> (this takes you to the correct driveway, thereafter proceed down the drive and park on the right in front of the wooden fencing)

From Okehampton town proceed on New Road out of Okehampton and after approximately 1.5 miles turn right onto the A3079 to Halwill Junction. Continue on this road for approximately 8 miles, turning right signed posted Beaworthy. Follow this road for approximately 1.5 miles. Turn right signposted Whiddon and go along the road for approx. 1 mile there is a sharp right hand bend and the property can be found down the next unmarked private lane on the right hand side. If you proceed as far as the letter box in the wall (on the right) you have gone too far (This driveway is marked Lower Whiddon/Oakleaf) and it is the lane before this back up the small hill. Go down the lane and the parking for the property can you found on the right hand side in front of the wooden fencing.

### LETTING

The property is available to let on a assured shorthold tenancy for 12 months

plus, unfurnished and is available now. RENT: £1500 RENT pcm. Rent to include emptying of the septic tank but exclusive of all other charges. Pets considered. (max 2 - no reptiles) No Loft access. DEPOSIT: £1730.00. DEPOSIT 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.

### 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.

### RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.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.*



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@StagsProperty



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-10) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|   | EU Directive 2002/91/EC |           |

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