



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

A well presented one bedroom basement flat close
to town centre.

Okehampton Town Centre 0.5 mile Exeter 23 miles

- Double Bedroom • Bathroom with shower over bath • Recently redecorated • Gas central heating • Use of communal garden • Available Now, unfurnished • Available 12 month plus • Deposit £686.00 • Council Tax Band A • Tenant Fees Apply

£595 Per Calendar Month

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

ACCOMMODATION INCLUDES

Access to the flat is via a pathway down the side of the main building, this leads to the front door, leading to the inner hallway which is shared between this property and one other flat.

INNER HALLWAY

Shared with one other property only. Door to Flat 1.

ENTRANCE HALL

Smoke alarm, entry phone, laminate flooring, central heating thermostat, doors to:

BEDROOM

9'10" x 12'10"

Double, window to rear, laminate flooring, radiator.

BATHROOM

White bathroom suite comprising wc, wash basin with mirror over, bath with shower over and glass shower screen, heated towel rail.

LIVING ROOM

12'9" x 16'7" excluding bay

Large bay window to front, radiator, laminate flooring. Arch leading into:

KITCHEN

5'6" x 15'4"

Range of white modern base units, tiled floor, space and plumbing for washing machine, integrated electric oven, four ring hob inset in worktop with stainless steel extractor fan over, stainless steel sink unit with mixer tap over. Cupboard housing gas fired combi boiler.

OUTSIDE

Within the communal garden is a bike store where tenants can store one bicycle per occupant and a store for recycling and refuse. Post is delivered to the hallway of the building to which tenants will have a key. There is no parking with the property, on street parking is located nearby.

SERVICES

Mains electricity, water and drainage

Mains gas fired central heating

Council tax West Devon Borough Council Band A

EPC Band B

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

Tenby House is located in a convenient location close to the town centre. Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose. The town also has educational facilities from infant to sixth form level, a modern hospital and state of the art leisure centre situated in the attractive setting of Simmons Park. Okehampton is known as the Northern gateway to Dartmoor and the National Park offers hundreds of square miles of superb unspoilt scenery with many opportunities for walking, riding and outdoor pursuits. From the property there is easy access to the A30 dual carriage way which provides a direct link to the Cathedral City of Exeter some 23 miles away with its M5 motorway, mainline rail and International air connections. In addition, the North and South coasts of Devon are within easy travelling distance with some attractive beaches and delightful coastal scenery.

DIRECTIONS

From Okehampton Town centre proceed into Fore Street, turn left at the traffic lights into George Street before the White Hart Hotel and 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 available to let for a period of 12 months plus on an Assured Shorthold Tenancy, Rent: £595.00 per calendar month exclusive of all other charges.

Deposit: £686.00 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 Smokers/Pets. Viewing strictly through the Agents. Available early March.

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 ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_the_renters_rights_act.pdf



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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(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		