



Woodcock Little Bidlake Farm, Bridestowe, Okehampton,
Devon EX20 4NS

A well presented two bedroom ground floor barn
conversion situated on a working farm

Exeter 29 miles Okehampton 6 miles Launceston 17 miles

• Kitchen • Sitting Room • Two Bedrooms (both en-suite) • Parking space in communal parking • Not suited to pets or young children due to location • Use of communal garden • Available early February long term • Deposit £951.00 • Council Tax Band A • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door

HALL

KITCHEN/DINING AREA

13'11" x 10'0"

Range of cottage style wall and base units. Fridge/freezer. Oven and Hob with extractor hood over. The Landlord will not repair or replace items that fail to work during the tenancy. Tiled floor with underfloor heating.

SITTING ROOM AREA

12'11" x 16'1"

Bright and airy good size room, telephone point, tiled floor with underfloor heating. French doors to small patio/lawn (tenant to maintain).

BEDROOM 1

8'11" x 13'3"

French doors to garden, underfloor heating. Vinyl flooring.

EN SUITE SHOWER ROOM 1

White suite comprising: wash basin, separate shower cubicle with electric shower, light/shaver point. Heated towel rail.

BEDROOM 2 (L-Shape)

13'3" x 10'4" x 6'8"

Window to front, underfloor heating. Vinyl flooring. Built in wardrobe.

EN SUITE SHOWER ROOM 2

White suite comprising; wash basin, WC, separate shower cubicle with electric shower. Light/shaver point.

OUTSIDE

The property overlooks communal gardens shared with all other cottages on the farm (maintained by the Landlord). There is a small open plan patio area and level lawn belonging to the cottage suitable for a table and chairs/pot plants. Off road parking available for 2 cars in the communal car park, spaces are not allocated. Shared use of bin store.

SERVICES

The rent includes water and drainage charges.

Metered oil payable directly to the Landlord for central heating monthly.

Metered electricity payable direct to the Landlord on a monthly basis.

Council Tax Band A (West Devon Borough Council)

EPC Band C.

Broadband - FTTP is available.

Mobile - (Source ofcom) Internally signal may vary. Externally EE, 3 and Vodafone are rated as having the best coverage.

SITUATION

Woodcock is situated on a working farm and livery yard and is set in the heart of West Devon. Bridestowe village is approx 1 mile distant and offers a thriving local shop and Post Office which offers deliveries locally,

a well thought of Public House, Village Hall and Primary School.

Okehampton approximately 6 miles away and offers a larger range of local facilities to include secondary schooling, leisure centre, range of supermarkets and Doctors surgery. The Cathedral City Exeter is approximately a 30 minute drive, or accessible via train from Okehampton Station.

DIRECTIONS

From Okehampton join the dual carriageway heading west. Take the slip road signposted to Tavistock/A386. Stay in the right hand lane to turn right at the end of the slip road and then immediately left signposted Launceston (A30), Bridestowe and Lewdown. Follow the West Devon Drive for approximately 3 miles, passing the village of Bridestowe, and just after the next crossroads Little Bidlake will be seen on the right hand side, signposted Little Bidlake Farm.

LETTING

The property is available to let on a assured shorthold tenancy long term and is available early February. RENT: £825 Per calendar month to include water and drainage charges. Metered oil payable directly to the Landlord for central heating monthly. Metered electricity payable direct to the Landlord on a monthly basis. Deposit: £951 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 property is not suitable for young children or pets due to the communal nature of the grounds, working farm location and on-site animals.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	63	72
EU Directive 2002/91/EC		