



8 St Martins Close, Bow, Devon EX17 6JG

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A well presented 2 bedroom end terrace house situated in quiet cul-de-sac

Okehampton 10 miles Exeter 18 miles

- Living / Dining Room
- Kitchen
- 2 Double Bedrooms
- Oil Central Heating
- Parking for 2 Cars
- Low maintenance garden
- Available early February
- Council Tax Band B
- Deposit £980.00
- Tenant Fees Apply

£850 Per Calendar Month

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## ACCOMODATION INCLUDES

Front door to:

### ENTRANCE HALL

Radiator. Laminate floor. Under-stairs cupboard.

### KITCHEN

7'1" x 9'2"

Range of wood effect wall and base units with black granite effect worktop. Stainless steel sink with drainer and mixer tap. Free standing electric cooker with ceramic hob (on a non repair or replacement basis) and stainless steel extractor above. Space and plumbing for a washing machine. Oil boiler. Vinyl flooring. Window to front.

### LOUNGE/DINER

13'4" x 13'9"

Cupboard under-stairs. 2 x Radiators. Window to rear.

### STAIRS TO FIRST FLOOR LANDING

Radiator

### BEDROOM ONE

10'0" x 8'3"

Double bedroom. Radiator. 2 built-in cupboards. Window to front.

### BEDROOM TWO

13'4" x 8'8"

Double bedroom. Radiator. 2 windows to rear.

### BATHROOM

White suite comprising bath with electric shower above. WC and white hand basin. Chrome ladder style heated towel rail. Vinyl floor. Window to side.

### OUTSIDE

Gravelled garden with patio area. Shed with power. 2 Parking spaces to the side of the property.

## SERVICES

Mains electricity

Mains water (metered) and drainage

Oil fired central heating - new boiler to be fitted January 2026

Mid Devon Council - Tax Band B

EPC E

Mobile coverage (source ofcom) good outdoor coverage with EE, Vodafone and O2, Variable with 3.

Broadband - Standard and Superfast available via BT Openreach (source Ofcom) , Alternative provider - Airband.

## SITUATION

The property is located within the popular mid Devon village of Bow in a quiet cul-de-sac location. The village has an active and thriving community, including a small supermarket, pub, primary school, playgroup, places of worship, community centre and village hall, as well as a modern medical centre. There are excellent bus services to neighbouring towns, with Okehampton and Crediton both being within easy travelling distance with a good range of local shops and services. The cathedral and university city of Exeter is within easy reach, having a major shopping centre, as well as mainline rail, international air and M5 motorway connections. The Dartmoor National Park is within easy travelling distance with its hundreds of square miles of superb unspoilt scenery, with many opportunities for riding, walking and outdoor pursuits. In addition, the north and south coasts of Devon are easy

## DIRECTIONS

From Okehampton proceed up the hill towards Exeter, take the second left hand turn at the police station. At the mini roundabout head straight



across into Crediton Road and follow this road until you reach the village of Bow. Proceed through the village heading towards Crediton. When reaching the sign for the Medical centre on the right hand side (signposted Coleford/Colebrooke) , turn right and then immediately right again into Junction Road and the left again into Churchlands, continue into St Martins Close and No 8 will be found in the bottom left hand corner.

## LETTING

The property is available to let on a an initial six month plus Assured Shorthold Tenancy. The property is available early February. RENT: £850 pcm exclusive of all charges. Pets considered (terms apply). If a pet is accepted the rent will be £875 pcm. No smokers. DEPOSIT: £980.00 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. Usual references required. Viewing 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 ACT

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

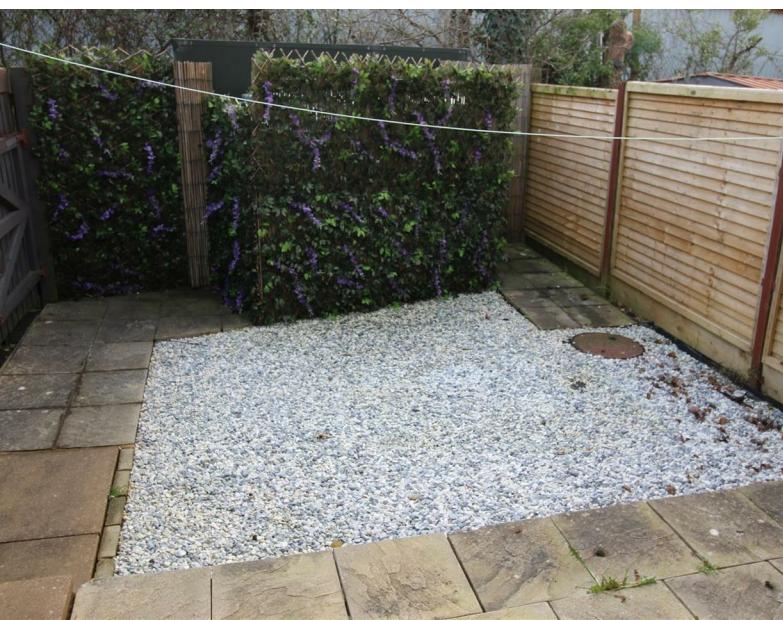
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lm\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lm_roadmap.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		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	54
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC