



Flat 2 The Leaze, 9 Tors Road, Okehampton, Devon  
EX20 1EF

A well presented ground floor apartment located in a popular edge of town location with parking

Town Centre 0.5 miles Exeter 24 miles

- Large Double Bedroom
- Kitchen
- Shower Room
- Lounge/Dining Room
- Parking Space
- Communal Garden
- Deposit - £790.00
- Available now, unfurnished
- Council Tax Band A
- Tenant Fees apply

**£685 Per Calendar Month**

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## ACCOMMODATION INCLUDES COMMUNAL ENTRANCE HALL

Door to

### HALLWAY

Telephone Entry System

### SITTING/DINING ROOM

Bay window to front, 2 radiators

14'1 x 13'9

### KITCHEN AREA

10'2 x 5'7

High specification kitchen with range of cream wall and base units with solid wood worktop. Stainless steel sink with built in wooden drainer, electric oven with ceramic hob with extractor above, integral washing machine. Cupboard housing Vaillant gas boiler. Vinyl flooring

### BEDROOM

14'9 x 12'10  
Large double bedroom with views across the town. Bay window, radiator

### SHOWER ROOM

8'11" x 3'11"

An irregular shape. Fully tiled shower cubicle with shower, white WC and wash handbasin, storage cupboard. Heated towel rail, obscured window to rear, vinyl flooring

### OUTSIDE

To the rear of the property is a well tended communal garden area and a further lawned area at the front of property. There is one allocated parking space.

### SERVICES

Mains gas, electric water and drainage

West Devon Borough Council Tax Band A

Broadband - services from Standard to Ultrafast are available via OpenReach (Data source - Ofcom. The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different)

Mobile - EE and 02 are likely to provide voice and data internally and externally. Vodafone and Three may be limited - Data source - Ofcom. Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

### SITUATION

The property is located within the popular residential area of Tors Road, 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 our office in Okehampton, from the traffic lights cross the staggered cross



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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