



2 Lewhaven Close, Lewdown, Okehampton, Devon EX20
4JL

A semi-detached 2 bedroom home situated in a
popular village

Tavistock 10 miles Launceston 8 miles Okehampton 11 miles

• Living Room/Dining Room • Kitchen • Two Bedrooms & New Shower Room • Patio garden & two parking spaces • Oil Central Heating • Pet Considered (Terms Apply) • Deposit £1009.00 • Council Tax Band B • Available mid February on a 12 month renewable tenancy, unfurnished • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE PORCH

Window to side. Tiled floor.

LIVING/DINING ROOM 21'7" x 9'8" x 15'7"

L Shaped room. Two radiators. Range of built in under stairs cupboards and drawers. Window to front. Patio door to rear garden. Archway to:

KITCHEN

Fitted with a range of cream wall and base units with granite effect worktop. Stainless steel sink and drainer with mixer tap. Built in electric oven and ceramic hob, with extractor above.. Integral fridge/freezer. Space and plumbing for washing machine. Window to rear. Laminate flooring. .

FIRST FLOOR LANDING

Radiator. Doors to:

SHOWER ROOM

Newly refurbished with shower cubicle with duel shower heads, WC, wash basin. Obscure glazed window to rear. Vinyl floor. Radiator. Shaver point.

BEDROOM 2 11'1" x 10'0"

Radiator. Window to side with far reaching rural views.

BEDROOM 1

13'6" x 10'1"

Radiator. Window to front. Built in cupboard with slatted shelving.

OUTSIDE

The property has front and rear garden areas compromising a gravelled area to front and patio garden to rear, laid out on two levels with shed (for the use of the tenant , but will not be maintained/repaired by the Landlord) and a lean-to store adjacent to the house. There is a communal patio area opposite the property. There are two allocated off road parking spaces. For those with dogs, it should be noted that the rear garden is bordered by a low stone wall only.

SERVICES

Oil Central Heating - the tenant is required to purchase the fuel currently in the tank from the Landlord on moving in.

Mains water and drainage. (metered)

Mains electricity. (key meter)

Broadband (source - Ofcom) Standard and superfast services are available via Openreach. EE wireless may be available.

Mobile coverage - (source - Ofcom) Externally voice and data coverage is likely with all four major networks. Coverage internally is limited.



SITUATION

The property is located in the village of Lewdown, with its Shop and Post office, public house and village hall. There is Primary School just outside the village at Lewtrenchard. The village of Lifton is approximately three miles away with a post office/shop and extensive farm shop/cafe as well as a Primary School and Public House. A more comprehensive range of shopping facilities can be found at the towns of Okehampton, Launceston and Tavistock. Access to the A30 is 7 miles from the village providing a direct link into Cornwall or to the cathedral and University city of Exeter with its mainline rail and international air connections.

DIRECTIONS

From Bedford Square in Tavistock take the road up between the banks (Butcher Park Hill). Carry on this road out of Tavistock and along until reaching the left hand turning marked for Chillaton. Turn left and carry along this road and down into Chillaton and keep going out through the village. Keep going on this road until you reach the crossroads at Lewdown. Just before the crossroads, No 2 Lewhaven Close can be found on the right hand side as you turn into the cul-de-sac.

LETTING

The property is available mid February, for a 6 month renewable tenancy. RENT: £875pcm exclusive of all charges.

Pet considered. Where the agreed let permits a pet the rent will be £895. DEPOSIT: £1009.00 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). 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.





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.



Bedford Square Tavistock, Devon, PL19 0AH
01822 619818
rentals.westdevon@stags.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		

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