



Dunsland Lodge Jacobstowe, Okehampton, Devon EX20 3RH

Detached Lodge House with in accessible rural location

Okehampton 7 miles Hatherleigh 2 miles Exeter 26 miles

- Kitchen/Diner
- Three Bedrooms & Bathroom
- Ground floor shower room
- Sitting Room With Open Fire
- Off Road Parking space & Garden
- Available Now, unfurnished
- Pet Considered (terms apply)
- Deposit: £1038.00
- Council Tax Band D
- Tenant Fees Apply

£900 Per Calendar Month

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)

#### ACCOMMODATION INCLUDES

Front door leads to inner hallway

#### KITCHEN/DINER

**14'5" x 9'2"**

Range of cream wall and base units with wood effect worktop. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Electric cooker inset to chimney breast with feature cloam oven to side. Dining area. Window to front and side. Radiator, Vinyl flooring.

#### REAR LOBBY

Water tank, Vinyl flooring

#### SHOWER ROOM

White suite comprising fully enclosed shower cubicle, wc and wash hand basin. Chrome ladder style heated towel rail. Obscured window to side. Vinyl flooring

#### From kitchen, stairs down to UTILITY ROOM/PANTRY

**6'4" x 8'7"**

Window to side. Two windows to rear. Radiator. Painted floor. Water filtration system (please note this should not be switched off)

#### SITTING ROOM (Off Inner Hallway)

**14'3" x 12'0"**

Window to front and bay window to side. Open Fire. Two built in storage cupboards. Radiator. Wooden flooring

#### STAIRS TO FIRST HALF LANDING

Window to rear

#### STUDY

**6'3" x 8'3"**

Window to rear. Radiator

#### BATHROOM

White suite comprising claw foot bath, wc and wash hand basin. Chrome ladder style heated towel rail. Vinyl flooring

#### STAIRS TO LANDING

#### BEDROOM ONE

**10'10" x 14'1"**

Double. Feature fireplace (not usable). Radiator. Window to side

#### BEDROOM THREE

**6'10" x 10'2"**

Single. Radiator, Window to side

#### BEDROOM TWO

**6'9" x 14'6"**

Small double. Radiator, Window to side

#### OUTSIDE

There is a small lawned area to the front and rear of the property with a hard standing for parking of approximately two cars. Please note that the garden is not fenced and tenants do not have access into the woodland surrounding the cottage. Outside Oil Fired Boiler.

#### SERVICES

Mobile - all 4 major networks are good outside but variable in-home (Source Ofcom)

Broadband - standard wired broadband is available. Fixed wireless access providers include EE and Three (source - Ofcom)

Main Electric.

Oil Fired Central Heating.

Private Drainage (tenant to pay to empty annually and prior to vacation)

Private water supply - CHARGED AT £50 PCM, PAYABLE WITH THE RENT. Due to supply of water the property is best suited to a single person or couple - in prolonged dry periods tenants will be expected to be conservative with water use, for example not wash cars or water the garden using the well water in order to avoid the possibility of the water supply becoming unviable.

West Devon Borough Council Tax Band D

EPC Band E



## SITUATION

Dunsland Lodge is situated on the edge of a small private estate within the parish of Jacobstowe. The property is surrounded by woodland and located in a convenient location.

From Jacobstowe there is easy access to the town of Okehampton, some 5 miles distant, offering an excellent range of local and national shops, services and facilities. The Cathedral City of Exeter is easily accessed via the A30 from Okehampton and is approximately 23 miles distant. The property would be ideal for those seeking rural life yet with the convenience of access to major work centres.

## DIRECTIONS

What3words - ///releases.postage.chatters

From Okehampton town centre proceed out of the town in a northerly direction following the A386 towards Hatherleigh and at Lamerton Cross turn right signposted Jacobstowe/Exbourne/North Tawton. Proceed on this road and at the T junction, turn left to Jacobstowe, signposted Hatherleigh A3072. Proceed on this road for approx 1.5 miles. Turn left just past the red post box on the right hand side. Dunsland Lodge can be found on the left hand side just inside the gate.

## LETTING

The property is available to let on an initial six month plus Assured Shorthold Tenancy, unfurnished. Rent: £900 per calendar month. Where a pet is accepted the rent will be £950 pcm. Deposit: £1038 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. Dog considered. Viewing strictly through the Agents. Available now. unfurnished.

## 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 Propertmark, 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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