



6 Steddaford Court, Sticklepath, Okehampton, EX20 2NP

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A spacious character property with parking, located in the heart of this popular Dartmoor village

Okehampton 3.9 miles South Zeal 0.5 miles Exeter 20 miles

• Easy Access to A30 • Large living/dining room with wood-burner • Two En-Suite Bedrooms • Oil Central Heating • One allocated parking space & Communal Gardens • Pets considered (max 2) (terms apply) • Deposit £1096.00 • Council Tax Band C • Available now, unfurnished • Tenant Fees Apply

£950 Per Calendar Month

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## ACCOMMODATION INCLUDES

### ENTRANCE PORCH

This entrance from the parking area is partially shared with next door who has a right of access through the initial porch area and to the cupboard housing bin store. There is a separate private cupboard which houses oil boiler for No 6 and provides log storage. Tiled floor.

### INNER HALL

Built in corner unit with shelving and cupboards. Cupboard with shelving. Radiator. Slate floor. Stairs to the first floor.

### LOUNGE/DINING ROOM 28'6" x 14'7"

Large room with grante fireplace with wood-burner and stone hearth. Exposed stone wall. Window to front. Radiator. Oak floor. Beamed ceiling. Door to outside. Step up to:

### KITCHEN 7'0" x 13'3"

Built-in blue/grey painted wall and base units with black granite effect work-top. Stainless steel sink and drainer with mixer tap. Built-in electric double oven. Five Ring Ceramic hob. Washing machine and Fridge Freezer (supplied on a non-repair or replacement basis). Window to rear. Slate floor.

### FIRST FLOOR GALLERIED LANDING

Window to front. Radiator. Doors to:

### BATHROOM

One step down. White suite, P-Shaped bath with shower above. WC. Wash basin. Heated towel rail. Two obscure window to front. Laminate floor. From the bathroom there is an additional door into bedroom 1.

### BEDROOM 1 12'2" excluding wardrobe x 14'6"

Two built in wardrobes with hanging rail and shelving. Radiator. Window to front. Door to bathroom and door to hallway.

### BEDROOM 2 13'1" x 10'9"

Window to front. Radiator. Door to

### EN-SUITE

White suite comprising WC, wash hand basin with vanity storage beneath. Large double shower cubicle with rain head power shower. Heated towel rail.

### OUTSIDE

A door from the village road leads into the living/dining area. The parking and communal gardens are located to the rear of the property. There are attractive lawned gardens with mature shrubs and trees, washing line. Oil tank, the tenant will be required to keep the area around this tidy/weeded.

### SERVICES

Oil Central heating (no fixed supplier, tenant to choose)

Mains water (rated) South west water

Mains drainage

Mains metered electricity

Broadband (Source Ofcom) - Standard and Superfast broadband services are available via Openreach.

Mobile (Source Ofcom) Indoors - Limited services are available. Outdoor - Voice and Data are likely on Vodafone, O2 and Three. Limited Data on EE.

Council Tax Band C (West Devon Borough Council) Current rates can be found here <https://www.westdevon.gov.uk/council-tax>





## SITUATION

The property is situated within the centre of the popular village of Sticklepath, within the northern boundaries of the Dartmoor National Park. It's just a stones throw from the well stocked local shop/cafe, pub, and footpaths straight onto the moor. A regular bus service passes through Sticklepath with access to Exeter and nearby Okehampton. The nearby village of South Zeal offers a local primary school, together with its own range of services and amenities. The A30 can be easily accessed at Okehampton and Whiddon Down and provides a link with the cathedral and university city of Exeter, some 20 miles distant making the property perfect for those wanting to commute to Exeter either by road or by train from Okehampton. Okehampton Town has a good range of local shops, together with three supermarkets including a Waitrose, there is also a cinema and leisure centre along with schooling at from Infant to Sixth form levels.

## DIRECTIONS

From Okehampton Town centre proceed out of the town in an Easterly direction, proceed over the bridge across the dual-carriageway and past the Services. The road leads directly into the village of Sticklepath. Turn left immediately after the village shop/cafe on your left hand side and then almost immediately right into the car park for Steddaford Court where visitor parking can be found as you enter the courtyard. There is one allocated space for the property located in front of the communal garden.

## 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.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £950 pcm exclusive of all charges.Children/pets considered. Where the agreed let permits pets the rent will be £970. DEPOSIT: £1096 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.

## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		51	82
		EU Directive	