



Kestrel Little Bidlake Farm, Okehampton, Devon EX20 4NS

A two bedroom terraced barn conversion situated in a convenient rural location

Okehampton 7.2 miles Tavistock 11.4 miles Launceston 11.4 miles

• Open Plan Living/Kitchen/Dining Room • Two Double bedrooms (both en-suite) • Small open plan patio area • Off Road Parking in the communal car park • Oil Central heating • RENT INCLUDES WATER AND DRAINAGE • Deposit £980.00 • Council Tax Band B • Available End of July • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door to:

LIVING ROOM

13'10" x 14'3"

Window to rear, under floor heating. Door to rear. Arch through to:

KITCHEN

13'10" x 8'9"

Under stairs cupboard, Cupboard housing oil fired boiler, Range of wall and base units, window to rear, space for fridge and freezer, electric four ring hob and electric oven, plumbing and space for washing machine, space for dishwasher, stainless steel sink unit. Stairs to:

LANDING

Doors to:

BEDROOM 1

9'1" x 10'7"

Double room, exposed beams, radiator, built in cupboard, window to rear, door to:

EN SUITE SHOWER ROOM 1

White suite comprising wc, wash basin and glass corner shower cubicle with power shower.

BEDROOM 2

9'9" x 8'10"

Double room, exposed beams, radiator, window to front, built in cupboard, door to:

EN SUITE SHOWER ROOM 2

White suite comprising wc, wash basin and glass corner shower cubicle with power shower.

OUTSIDE

To the front of the property is a paved patio area surrounded by mature beds and borders which the tenant is to weed/maintain. From the front door, there is a paved pathway that opens out onto the communal lawn area with fabulous rural views of surrounding fields (Landlord maintains the lawns/banks). There is provision in the communal car park for parking one or two vehicles. Communal bin store. There is a shared store which would be used for bikes etc.

SERVICES

Heating oil metered and payable direct to Landlord.

Metered Electricity payable to Landlord.

Water and private septic tank drainage included in the rent.

Council Tax WDBC, Band B.

Maintenance of communal gardens and grounds is included within the rent. Patio area and beds are the tenants to maintain.

According to <https://checker.ofcom.org.uk/> standard wired broadband is available to this property. Non-wired services such as Airband or Starlink may be available.

Mobile providers <https://checker.ofcom.org.uk/> available are Three (voice/data likely), O2 / Vodafone/EE limited for both.

SITUATION

Kestrel is part of a small complex of cottages, situated on a working cattle farm and livery yard, within a mile of Bridestowe village. The village of Bridestowe is a thriving community with well stocked village shop/post office which offers a delivery service, pub and



primary school. The towns of Okehampton and Launceston are within easy driving distance and offering a large range of facilities including secondary schooling and supermarkets. Access to the A30 dual carriageway is available 4 miles away, making commuting to Exeter and beyond very straightforward.

DIRECTIONS

From Okehampton join the dual carriageway heading west. Take the slip road signposted to Tavistock/A386. Stay in the right hand lane to turn right at the end of the slip road and then immediately left signposted Launceston (A30), Bridestowe and Lewdown. Follow the West Devon Drive for approximately 3 miles, passing the village of Bridestowe, and just after the next crossroads Little Bidlake will be seen on the right hand side, signposted Little Bidlake Farm. Follow the driveway to the bottom to the communal car park, park alongside the other vehicles by the hedge. The pathway across the front of the cottages can be found at the top of the car park. Kestrel is the third one along.

LETTING

The property is available to rent on a renewable 6 month assured shorthold tenancy from Mid July. RENT: £850.00 Per calendar month inclusive of water and drainage. Deposit £980.00. 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. No pets due to location on a working farm. Viewing strictly through the Agents Stags. Livery could be available on the farm by separate negotiation.

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.

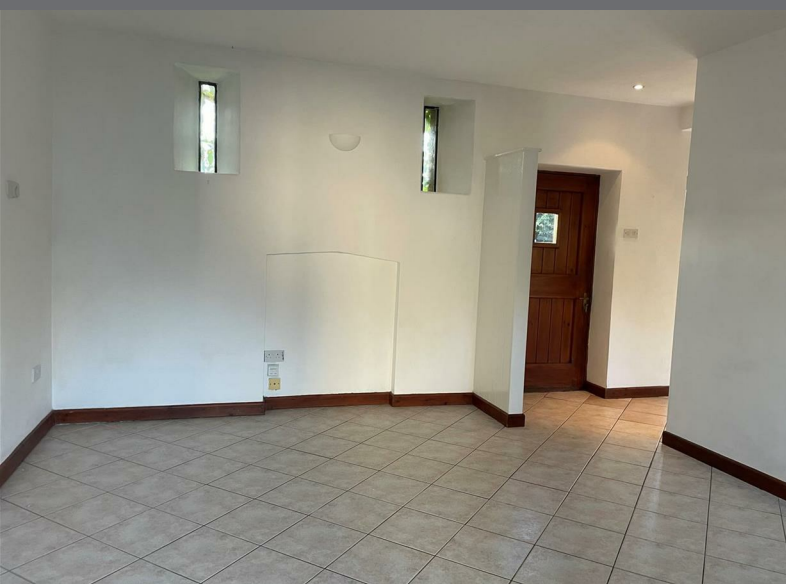
TENANT PROTECTION.

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 BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	