



9 Park Road, Hatherleigh, Okehampton, EX20 3JS

A well presented 3 bedroom character cottage in popular Market town

Town Centre 0.1 miles Okehampton 7 miles Exeter 30 miles

• Living Room with Wood-Burner • Kitchen/Dining Room • Three Bedrooms (one en-suite) • Bathroom • Elevated Rear Garden • Council Tax Band B • Available Now • Deposit £1182 • Pet Considerd (terms apply) • Tenant Fees apply

£1,025 Per Calendar Month

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

ACCOMMODATION INCLUDES

LIVING/DINING ROOM 22'10" x 12'11"

Wood-burner set in fireplace with clome oven on slate hearth. Two radiators. Beamed ceiling and central supporting beam. Stairs to first floor.

KITCHEN AREA 9'6" x 8'3"

Fitting with a range of cream kitchen units with wood effect worktops over. Fitted electric oven and hob with extractor over. Inset ceiling spotlights. Vinyl flooring. Space for washing machine. Space for fridge/freezer. Inset sink with mixer tap and drainer.

DINING AREA 14'6" x 6'6"

Step up from the kitchen to carpeted dining area. Door to cupboard housing hot water cylinder. Radiator.

FIRST FLOOR LANDING

Stairs from the living room to landing area, with window to rear, radiator. Doors to:

BEDROOM 1 12'10" x 9'11"

Double bedroom. Window to front. Beamed ceiling. Radiator. Door to:

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle , WC and wash hand basin. Heated towel rail. Vinyl floor.

BEDROOM 2 9'11" x 8'3"

L-shaped single bedroom. Window to front. Radiator.

BEDROOM 3

10'3" x 9'3"

Radiator. Window to rear.

OUTSIDE

Immediately to the front and accessed via a pedestrian gate from the road is a small courtyard area with flower beds and store for refuse/recycling bins. Accessed via the Kitchen/Dining room are steps up to the roof terrace, where the air source heat pump is located. Steps up to lawned area with mature trees, fencing and hedge borders.

SERVICES

Mains water, electricity and drainage. Air source heating, solar panels.

Broadband (source Ofcom) Superfast up to 40mpbs

Mobile coverage (source Ofcom) all main providers like internally and externally.

SITUATION

The property within walking distance of Hatherleigh Town centre.

The town has various local amenities to include, Doctors, small supermarket, Primary School, Pubs, Veterinary surgery and local art gallery. Okehampton is 7 miles distant and provides larger supermarket chains, a range of local shops, schooling to 6th form level and allows swift access to Exeter via either the A30 dual carriageway or mainline railway station. The Dartmoor National Park can be accessed on the edge of Okehampton which may be of interest to those who enjoy outdoor pursuits. To the North of



Hatherleigh, the Tarka trail can be accessed allowing for miles of traffic free cycling and walking.

DIRECTIONS

From the office in Market Street proceed up Upcott Hill and Hatherleigh Rd , at the T Junction turn right onto Narratons Rd/A386. Continue to follow the A386 for approximately 6 miles. At the mini roundabout turn right into the town centre (Bridge Street), follow the road through the town, passing the Co-Op on your Left and later the George Hotel, at this point you are on Market Street. Bear right at the junction with Oakfield Road into Park Road and the cottage can be found after a short distance on your left hand side, just past the turning to Red Lane. On street parking is available at various points close by.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus (up to two years), unfurnished and is available immediately. RENT: £1025 pcm exclusive of all charges. Older Children/pet considered. The garden is elevated and would not be suited to younger children. Where the agreed let permits pets the rent will be £1050.00. DEPOSIT: £1182 returnable at end of tenancy subject to any deductions. The Landlord will hold the deposit and administer in accordance with the "My Deposits" scheme. The Landlord will draw up the Tenancy agreement. References required, viewings strictly through the agents. . 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.

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.

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		
(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	42	63
		EU Directive 2002/91/EC