



Owls Roost Little Bidlake Farm, Bridestowe,
Okehampton, Devon EX20 4NS

A two bedroom apartment in a complex of converted
barns, with rural views and off road parking.

Okehampton 6.5 miles Exeter 29 miles

• First floor flat in complex of barns • Open plan sitting room/kitchen • Two Bedrooms • Bathroom with shower • Private decking and small lawn • Deposit £951 • Water & Drainage Included in the rent • Council Tax Band A • Available early November • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES

Wooden external staircase leads from the pathway to the private raised decking area, a further set of stairs leads to the front door leading to:

KITCHEN/DINING AREA

Cottage style L Shaped kitchen comprising wall and base units with cream worktop. Built in sink and drainer unit. Oven, hob and extractor over. Space for Fridge/freezer, washing machine & dishwasher.

Space for dining table and chairs.

LIVING AREA

Window to side, radiator, TV and telephone points. Vaulted beamed ceiling.

BEDROOM 2

Small Double. Radiator, window to rear.

INNER HALLWAY

Feature window to front.

BATHROOM

White suite comprising bath, wash hand basin, wc, separate shower, airing cupboard with shelving, radiator, window to side.

BEDROOM

Double room. Dual Aspect. TV. Radiator.

OUTSIDE

To the front of the property is a raised area of lawn, and wooden steps leading to a private elevated decked area for the property (tenant to keep the lawn cut and decking clean/weeded). The property overlooks communal lawns which the Landlord will maintain. The communal car park is close by (parking is not allocated).

Part/DIY Livery available subject to availability, at additional cost.

SERVICES

Oil boiler - heating oil metered and payable direct to Landlord who will invoice monthly.

Metered Electricity payable to Landlord monthly. Water and drainage included in the rent.

Council Tax WDBC - Band A.

Any freestanding appliances provided are provided on the basis that they will not be repaired or replaced by the landlords.

Broadband (Source Ofcom) - Fibre wired broadband is available to this postcode. Fixed wireless broadband could be available via Three/Airband or Starlink.

Mobile (Source Ofcom) - Three and EE provide strongest coverage, O2 and Vodafone vary but provide some coverage.

SITUATION

Owls Roost is set on a working farm, in a group of barn conversions, within a mile of Bridestowe. The village of Bridestowe is a mile away and has a well stocked village Shop/Post Office which offers a delivery service, popular Pub, well regarded Primary school & Pre-School. The towns of Okehampton and Launceston are within easy driving distance and offering a large range of facilities including secondary schooling and major supermarkets. Access to the A30 dual carriageway is only 4 miles away, making commuting to Exeter and

beyond very straightforward. For those commuting to Exeter, a mainline railway station is located in Okehampton.

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 immediately on the right hand side, signposted Little Bidlake Farm.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished is available November. £825 pcm inclusive of water/drainage. but exclusive of all other charges. No Children/pets due to location on working farm. DEPOSIT: £951 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.

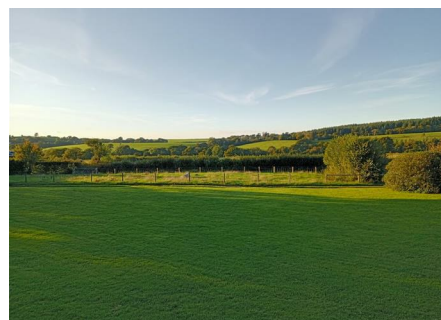
TENANT PROTECTION

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.

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.



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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		