



STAGS

Flat 2, 1 Fairplace Terrace, Okehampton, Devon EX20 1DT

A First Floor Apartment Close To Okehampton Town Centre

Okehampton Train Station 0.6 miles Exeter 25 miles

• Convenient Location • Two Bedrooms • Gas Central Heating • Available Now • 6/12 Month Plus Tenancy • Deposit £865 • Council Tax Band A • Not suited for pets or children • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMMODATION INCLUDES

Steps up to front door to communal hallway. Flight of stairs to flat 2, front door to:

HALL

Radiator, window to side, security phone which operates front door, carpet

OPEN PLAN KITCHEN / SITTING ROOM

KITCHEN

8'6" x 13'10"

Range of cream wall and base units wood effect worktop. Stainless steel sink with drainer and mixer tap. Built in electric oven and ceramic hob and stainless steel extractor above. Wall mounted gas boiler. Window to rear, Radiator. Space and plumbing for washing machine. space for fridge/freezer. laminate flooring.

SITTING ROOM

10'9" x 15'2" (including bay)

Feature bay window to front aspect, radiator, ornate fireplace (decorative only - not in use). laminate flooring.

BEDROOM 1

9'10" x 13'2"

Window to front aspect, Radiator. Carpet.

BATHROOM

White suite comprising panelled bath with glass shower screen, mixer shower over and tiled walls, low level wc, pedestal wash basin. Tiled splashback, chrome heated ladder towel rail.

BEDROOM 2

7'11" x 9'3"

Window to side, radiator.

OUTSIDE

There is no outside space or parking with this property.

SERVICES

Mains electricity, gas (key meters) , water and drainage. Council Tax Band 'A' with West Devon Borough Council.

Broadband available up to Ultrafast (source Ofcom)

Mobile - all four major networks are good outdoor for voice/data but variable in home (source Ofcom)

SITUATION

The property is situated in the centre of town with a short level walk to the amenities. Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose. The town also has educational facilities from infant to sixth form level, a modern hospital and state of the art leisure centre situated in the attractive setting of Simmons Park. Okehampton is known as the Northern gateway to Dartmoor and the

National Park offers hundreds of square miles of superb unspoilt scenery with many opportunities for walking, riding and outdoor pursuits. From the property there is easy access to the A30 dual carriage way which provides a direct link to the Cathedral City of Exeter some 23 miles away with its M5 motorway, mainline rail and International air connections. In addition, the North and South coasts of Devon are within easy travelling distance with some attractive beaches and delightful coastal scenery.

DIRECTIONS

From Okehampton Town centre proceed into Fore Street, turn left at the traffic lights into George Street between Natwest Bank and the White Hart, turn left opposite the post office into Fairplace Terrace and number 1 Fairplace Terrace will be found on your right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £750 pcm exclusive of all charges. DEPOSIT: £865 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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@StagsProperty



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