



STAGS

5 Kimberlands Northlew, Okehampton, EX20 3NQ

A well presented 2 bedroom house with parking, gardens, located in popular village location.

Okehampton 7 miles Hatherleigh 5 miles Exeter 35 miles

• Living Room • Kitchen/Dining Room • Two Bedrooms & Bathroom • Electric heating & Solar Photovoltaic Panels for hot water • Rear garden with stunning rural views • Two allocated parking spaces • Council Tax Band B • Deposit £1032.00 • Available now, Unfurnished. Pet considered (terms apply) • Tenant Fees Apply

£895 Per Calendar Month

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

ACCOMMODATION INCLUDES

LIVING/DINING ROOM

15'1" x 15'5"

Built in cupboard with water tank and shelving. Under-stair cupboard. Electric heater. Window to front.

KITCHEN

10'0" x 15'4"

A range of wood effect wall and base units with wood effect worktop. Built in electric oven. Ceramic hob. White ceramic sink and drainer. Space and plumbing for washing machine, space for fridge/freezer. Further under counter appliance space. Window to rear. Electric wall mounted heater. Built in cupboard with louvre door.

FIRST FLOOR LANDING

BEDROOM 1

11'9" x 14'2"

Measurements exclude alcove. Window to front. Alcove space suitable for shelving or chest of drawers etc. Electric heater.

BATHROOM

Fitted with a white suite comprising bath with electric shower over. WC and wash basin with vanity storage below. Built in cupboard. Ladder style heated towel rail. Vinyl flooring. Obscure glazed window to rear.

BEDROOM 2

8'1" x 10'10"

Window to rear with rural views. Electric heater.

OUTSIDE

At the front of the property is a paved pathed area with mature bushes and shrubs leading to the front door. To the rear is an attractive well maintained fenced garden, with patio adjacent to the house, shed, and lawn beyond. Mature planted beds and hedge boundary to rear. Attractive

rural views. There are two allocated parking spaces a short distance from the property and easy on street parking directly outside the house.

SERVICES

Mains electricity - This property benefits from solar photovoltaic panels that have been installed on both front and rear elevations, The benefit of reducing your energy bills seasonally by diverting excess energy into the hot water tank. Readings will be requested from tenants by the Agent for the solar panels at regular intervals.

Mains water and drainage. Metered.

Council Tax Band B. West Devon Borough Council.

Broadband - Source, Ofcom. Broadband from Standard to Superfast is available via Openreach. EE may provide coverage via wireless networks.

Mobile - Variable signal across all 4 major networks (Source Ofcom)

SITUATION

The property is on the edge of the village, enjoying a rural aspect yet being within walking distance of the village centre. The popular village of Northlew benefits from a popular Inn, primary school, and community run shop. The towns of Hatherleigh, Okehampton and Holsworthy with schooling, medical facilities and supermarkets as well as locally owned shops are all within easy reach. Okehampton now benefits from a mainline railway link to Exeter and beyond, as well as easy access to the A30 dual carriageway West into Cornwall and East to the M5.

DIRECTIONS

///bother.audibly.headers

From Okehampton town centre, proceed out of the town on New Road and turn right onto the A3072 (Beacon Down Hill), after a short distance turn right sign posted Northlew and at the cross roads proceed carefully



across the A386 heading for Northlew. Follow this road for approximately 6 miles until you reach the village and enter the village square, following the road straight through past the Victory Hall on your right and take the next right turning sign posted "Kimber", after a short distance the entrance to "Kimberlands" will be found on your right, with the house itself on your left hand side. The parking area is just past the terrace on your left hand side with the spaces for number 5 second from the left.

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. Pet considered (terms apply) RENT: £895 pcm exclusive of all charges. Where a pet is accepted the rent will be £915 pcm. DEPOSIT: £1032.00 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. In order to meet affordability criteria for this level of rent an annual income of £26,850 p/a needs to be proven.

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 ACT

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Act 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		91
81-91 B		
69-80 C		
55-68 D	64	
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC