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17 Cricket Field Lane, Winkleigh, EX19 8BT

£1,300 Per Calendar Month

** VIEWINGS TO START FROM MONDAY 26TH OCTOBER 2026 **A recently built detached house situated on the outskirts of Winkleigh offering spacious and well presented THREE BEDROOM AND TWO BATHROOM unfurnished accommodation including a Kitchen/Dining Room and Sitting Room, with OFF-ROAD PARKING AND SINGLE GARAGE. Available from 21st November 2026.

SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

17 Cricket Field Lane is a recently built detached house situated on a small development of similar properties on the outskirts of the popular village of Winkleigh. The property has been finished to a high standard by Allison Homes and is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out and spacious accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room and a Cloakroom on the ground floor, whilst on the first floor there is a Master Bedroom with En-Suite Shower, two further Bedrooms and a Bathroom. The property also benefits from LPG gas central heating, modern Kitchen and Bathroom Suites, oak board flooring on the ground floor and fully fitted carpets on the first floor. Outside and to the front of the property there is a manageable landscaped garden, whilst at the rear there is an enclosed rear garden which is mainly laid to lawn and gives access into the Kitchen via the french doors. Beyond the garden there is parking for one car allowing access into Single Garage.

ENTRANCE

From the front paved steps lead up to the half glazed Front Door opening into the

ENTRANCE HALL

with doors to the Kitchen and Sitting Room, stairs leading to the First Floor Landing, radiator and electric fuse boxes.

SITTING ROOM

A good sized dual aspect room with windows to the front and side allowing good natural light, radiator and TV point.

KITCHEN/BREAKFAST ROOM

Another good sized dual aspect room with windows to the front and rear and fully glazed french doors overlooking and leading out to the garden. At one end there is a good range of modern fitted units to two sides under a laminate work surface with up-stand, including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, set below the window to the rear overlooking the garden with space and plumbing for a washing machine/dishwasher to one side. At one end there is a built-in stainless steel single oven and grill with inset four ring LPG gas hob and stainless steel extractor fan over set between a range of matching wall cupboards. In one corner a cupboard houses the LPG gas boiler for providing domestic hot water and servicing radiators, whilst at the other end of the Kitchen there is a good sized Dining Area allowing enough space for a six-seater Dining Room table with radiator to one side. The Kitchen also benefits from an under-stairs storage cupboard to one side. A the far end of the Kitchen a door opens into the

CLOAKROOM

An internal room fitted with a matching white suite comprising a low level WC and a corner wash hand basin with tiled splash backs.

STAIRS AND FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with hand rail to one side lead straight to the First Floor Landing with doors off to all principal rooms, window to the rear, radiator and hatch to roof space. On one side is the Airing Cupboard.

BEDROOM 1

A double bedroom with window to the front with radiator below. On one side a door opens into the

EN-SUITE SHOWER ROOM
with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin; and a low level WC set below an obscure glazed window to the front. The En-Suite is finished with a heated towel rail.

BEDROOM 2
Another double bedroom with window to the front with radiator below.

BEDROOM 3
A single bedroom with window to the side with radiator below.

BATHROOM
with partially tiled walls and matching white suite comprising a panel bath with stainless steel tap; a low level WC; and a pedestal wash hand basin set below an obscure glazed window to the side. The Bathroom is finished with a heated towel rail.

OUTSIDE
At the front of the house and on either side of the steps there is a landscaped front garden, whilst at the side of the house there is an enclosed garden, which is laid to lawn and bordered by wooden panel fencing with a paved patio immediately to the rear of the house giving access into the Kitchen via the french doors. At the rear of the garden a wooden pedestrian gate opens out onto a tarmac parking area allowing enough space for one car and access into the Single Garage with metal up and over door, concrete floor and light and power connected.

INITIAL COSTS
Rent ~ £1,300 per calendar month
Deposit - £1,500 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

SERVICES & COUNCIL TAX
Mains electricity
Mains water and drainage (operated by Independent Water Networks Ltd)
LPG Gas Boiler providing domestic hot water and servicing radiators.
Satellite available via Sky.
Ultrafast Broadband speed is 1800 Mbps.
Mobile Phone coverage by 02, Three, Vodafone and EE (broadband and mobile info taken from ofcom checker, please check suitability/connections with your own provider)
Torridge District Council Tax Band D - £2,563.83 p.a. for 2026/27
All services to be paid for by the tenant in addition to the rent

Pets and children will be considered at this property

* AGENTS NOTE: The photos displayed are not up-to-date, the property has been occupied since build completion in 2023. The current tenant can vacate from 21st November onwards *

HOW TO APPLY
Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

VIEWING & DIRECTIONS
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

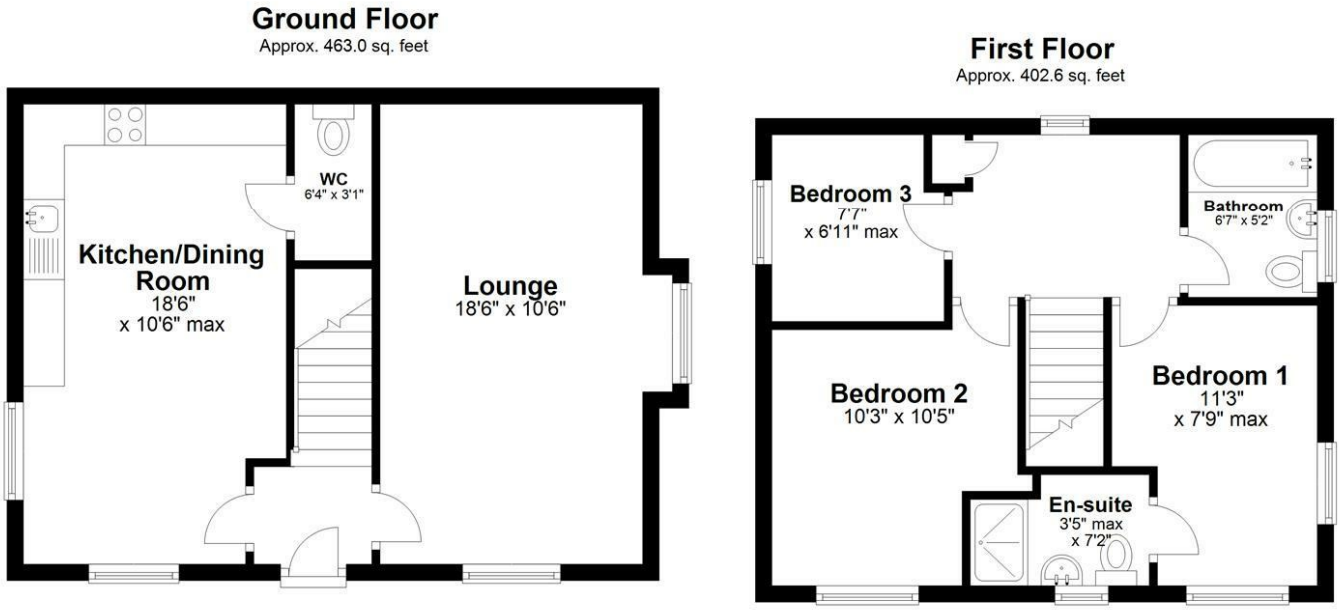
For sat nav purposes - please use the property address or postcode.

What3words ///dates.crowd.immune

DISCLAIMER
Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) In accordance with Data Protection Regulations, photography, microphone or video recording by

buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant. (3) Our details are produced in good faith & all property information provided as accurately as possible with the vendors'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan



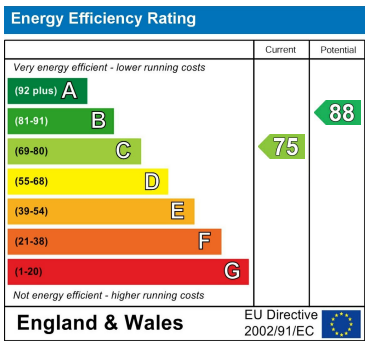
Total area: approx. 865.6 sq. feet

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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Bonds Corner House Fore Street, Chulmleigh, Devon, EX18 7BR
Tel: 01769 580666 Email: enquiries@keenors.co.uk https://www.keenors.co.uk/