



Vineyard Cottage Vine Street, Winkleigh, EX19 8HN

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A charming 3 bedroom character cottage situated in close proximity to the village facilities.

Exeter 22 miles, Okehampton 11 miles, A30 11 miles

- Sitting Room with Wood-burner
- Dining Room
- Utility area/Store
- Three First floor bedrooms & Bathroom
- Rear Enclosed Courtyard Garden
- Pets Considered
- Available Now
- Deposit £1326.00
- Council Tax Band - B
- Tenant Fees Apply

£1,150 Per Calendar Month

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)

## ACCOMMODATION INCLUDES

### HALLWAY

Wooden floor. Door to:

### SITTING ROOM 12'5" x 15'5"

Wood-burner in stone built fireplace on slate hearth. Three radiators. Window to front. Newly fitted carpet. Wooden shelving. Steps to:

### KITCHEN 9'4" x 7'8"

Fitted with a range of cream cupboards and drawers with wood effect worktop. 1.5 stainless steel sink and drainer. Built in cooker and hob, with extractor over. Dishwasher and Fridge/freezer supplied on the basis they will not be repaired or replaced. Door to patio.

### DINING ROOM 9'4" x 15'

Door to rear. Window to front. Three radiators. Wooden floor.

### FIRST FLOOR LANDING

Radiator. Window to rear. Doors to:

### BEDROOM 1 9'6" x 16'1"

Window to front. Two radiators. Feature fireplace (not to be used)

### BEDROOM 2 9'6" x 9'6"

Two radiators. Window to front. Built in cupboard.

### BEDROOM 3 7'11" x 7'9"

Two radiators. Window to front.

### BATHROOM

White suite comprising bath with shower screen and electric shower over, WC, and wash hand basin with mirror cupboard over. Ladder style heated towel rail.

### OUTSIDE

Directly to the front of the property is a patio area within a metal fence boundary. Accessed from the kitchen, and also from the side passageway is an attractive enclosed courtyard garden.

### STORE/UTILITY

Accessed from both the rear courtyard, and front of the property via a timber door. Cupboards. Freezer & washing machine (provided on a non-repair or replacement basis).

### SERVICES

Mains Water /Drainage. Mains Electricity.  
Broadband: Standard and superfast likely to be available via Open Reach. (Source - Ofcom) Mobile Coverage: Limited on all four networks internally. O2, 3 & Vodafone - good outdoor. (Source Ofcom)

### SITUATION

The property is situated in the heart of the village of Winkleigh. The village lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctors surgery and village church. There are a range of community activities for all ages, based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to

Exeter and Barnstaple and also a service to Okehampton some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and three supermarkets including a Waitrose, leisure centre and college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and university city of Exeter, with its M5 motorway, mainline rail and international air connections, is within easy driving distance. In addition, the north coast of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with walking and cycling on the Tarka Trail.

### DIRECTIONS

For Satnavs: EX19 8HN. What3words:  
///dummy.flip.craftsman

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

### LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1150.00 pcm exclusive of all charges. DEPOSIT: £1326.00 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.

Pets may be considered at this property subject to a vetting application.

### RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

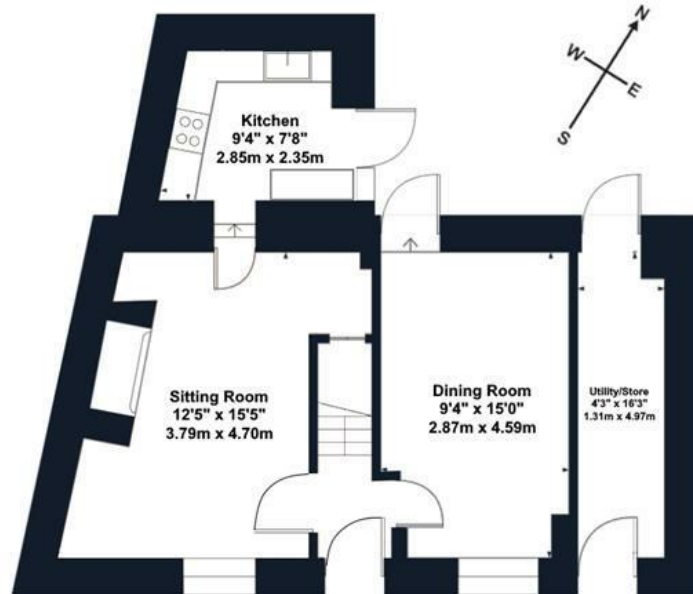
For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).

### TENANT PROTECTION

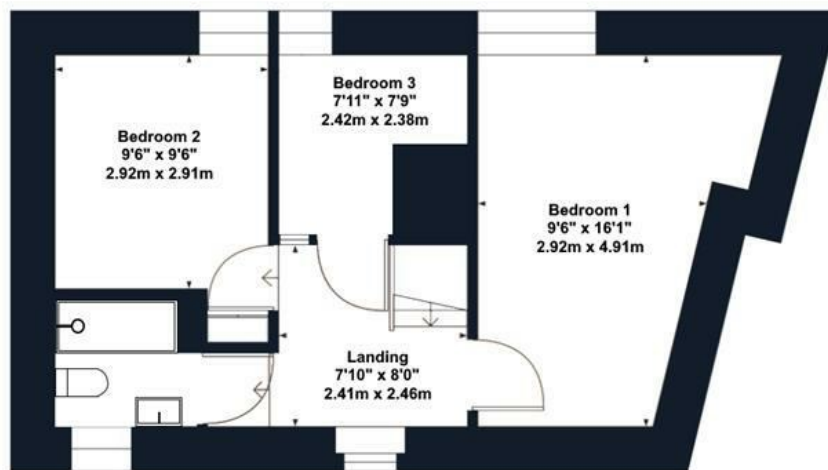
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Area = 920.86 ft<sup>2</sup> / 85.55 m<sup>2</sup>



Ground Floor



First Floor

**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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	