



3 Lowertown Cottages Coryton, Okehampton, Devon
EX20 4NZ

An end terraced character cottage in a rural
location located on the Coryton Estate

Okehampton 13 miles Tavistock 9 miles Launceston 12 miles

• Living Room & Kitchen • Downstairs Bathroom • Partial Electric heating • Two small double bedrooms, One single • WATER & DRAINAGE INCLUDED • Available now, unfurnished • Deposit £750 • Council Tax Band B • Long Term Tenancy • Tenancy Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION INCLUDES:

Front door to Hallway:

LIVING ROOM 12'1" x 12'1"

Woodburner in stone fireplace. Under stairs storage cupboard. Window to front. Small built in cupboard. Modern style electric night storage heater.

REAR HALLWAY

Door to rear exit.

KITCHEN 8'1" x 7'1"

Range of cream wall and base units with grey worktop. Space for cooker and fridge/freezer. Plumbing for washing machine. Window to rear. Stainless steel sink and drainer, mixer tap. Vinyl flooring.

BATHROOM

Dimplex pull cord wall heater. White suite comprising corner bath with shower over, wc and wash hand basin with vanity unit under. Obscure window to rear. Vinyl flooring.

From the hallway, stairs lead to first floor landing.

BEDROOM 1 12'8" x 7'10" (excluding alcove)

Double room. Window to front. Built in cupboard.

BEDROOM 2 8'11" x 9'0" (excluding cupboard)

Double room. Window to rear. Cupboard, with hot water tank and shelving, Modern style electric night storage heater.

BEDROOM 3 7'10" x 8'4"

Single. Window to rear. Modern style electric night storage heater.

OUTSIDE

There is a lawned garden to the front of the cottage. To the rear is a further small garden area across the rear access, currently uncultivated with log store.

SERVICES

Mains electricity (key/card meter - Utilita)

Private water (estate supply) & drainage included in the rent.

West Devon Borough Council: Tax Band B.

EPC Band E

According to Ofcom website - Mobile Reception outdoor limited only with all our major networks

According to Ofcom website - Broadband available via Airband Only

SITUATION

The property is situated in a rural location on the Coryton estate. Please note you will need to be able to drive. There is no public transport to this location. The nearest villages with facilities are Lewdown (3.5 miles distant) and Lydford (4 miles distant). The property is ideal for those seeking a quiet rural location with the ability to reach Tavistock (9 miles approx), Launceston (11 miles approx) and Okehampton (13 miles approx), where schooling from Primary to Secondary level and extensive local shopping facilities can be found.

DIRECTIONS

WHAT3WORDS REFERENCE ///speaks.slurs.limeight

From Okehampton take the A30 west to Launceston. Leave the A30 at Sourton Cross Junction. On approaching the staggered crossroads (signposted Bristow) cross straight over on to the old A30 (West Devon Drive) proceed along this road going through the village of Combebow, Continue through Combebow and take the next steep left signed Lydford. Continue on this lane for approximately two miles until reaching a T-junction. At this junction turn right signed Coryton. Stay on this road for approximately one mile passing Park Farmhouse on your right, keep going along this road until you see a row of cottages on your right hand side just opposite the telephone box and 3 Lowertown cottages is the first cottage on the right hand side in the row of four.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £ 650 pcm to include water and drainage but exclusive of all other charges. DEPOSIT: £ 750 returnable at the end of tenancy subject to any deductions. The deposit will be held by the Landlords Managing Agent, Strutt and Parker and administered in accordance with the tenancy Deposit Scheme and Dispute Service. Strutt and Parker will draw up the Tenancy Agreement. They act as point of contact for the Landlord once a tenancy has started. Usual references required. Viewings by appointment only through Stags, Please contact us for an application form. Pets may be considered at this property subject to a vetting application. There will be no holding deposit required on this property.

HOLDING DEPOSIT AND TENANT FEES

No holding deposit is payable on this property. Tenant fees could be charged where permitted by the Tenant Fees Act.

RENTERS RIGHTS ACT (NEW)

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.



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			
		44	88
England & Wales		EU Directive 2002/91/EC	