



16 Great Links Tor Road, Okehampton, Devon EX20
1TW

Well maintained two bedroom modern house with
garden and parking

Okehampton Town Centre 0.5 miles Exeter 23 miles

- Well Presented • Two Double Bedrooms • Gas Central Heating • Enclosed Courtyard Garden & Shed • Two Off Road Parking Spaces • Pet Considered • Council Tax Band B • Deposit £1009.00 • Available now, long term, unfurnished • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door to

HALLWAY

Cupboard with hanging rail and shelving. Laminate flooring.

KITCHEN 9'5 x 7'1

Range of wooden wall and base units with black granite effect worktop. Built in electric oven and ceramic hob with stainless steel extractor above. Circular stainless steel sink with mixer tap. Space for slimline fridge freezer, Space and plumbing for washing machine. Slimline dishwasher (will not be repaired replaced if it fails) . Wood effect storage unit. Window to front. Radiator. Laminate flooring.

LIVING ROOM 12'4 x 17'2

Under stairs cupboard. Two radiators. Window to side, Patio doors opening up to rear patio area.

STAIRS FROM LIVING TO FIRST FLOOR

Cupboard with slatted shelving.

BEDROOM ONE 12'4 x 9'

Double. Window to rear. Radiator.

BATHROOM

White suite comprising bath with shower over, wc and wash hand basin with vanity cupboard below. Chrome ladder style heated towel rail. Obscured window to side. Vinyl flooring. Shaver point and Light.

BEDROOM TWO 12'4" x 7'

Single. Built in cupboard housing gas fired boiler and shelving. Radiator. Window to front.

OUTSIDE

To the rear of the property is an enclosed paved garden area. There is a shed with power. Rear access to a parking space, there is a further parking space at the front of the property. To the front of the property is a small lawned area.

SERVICES

Mains gas and electric

Mains water and drainage (metered)

West Devon Borough Council Tax Band B

EPC D

Mobile coverage - all 4 major networks have good outdoor coverage, varies in-home. Check with your chosen provider for more detailed information. Source ofcom.

Broadband - Standard to Ultrafast and Fibre services available in this location, Source Ofcom. Please check with your chosen provider.

SITUATION

The property is situated towards the eastern edge of the town of Okehampton. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level with the college rated 'Outstanding' by Ofsted. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the A30 dual

carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.

DIRECTIONS

Proceed out of Okehampton in an Easterly direction as if towards Exeter, go through the traffic lights by the police station continuing up the hill. Pass Balmoral Crescent on your left and turn right after a short distance into Fatherford Lane. Turn left at the t-junction into Giblands Park and follow the road around into Great Links Tor Road, Number 16 will be found after a short distance on the right hand side, identified by a Stags To Let board.

LETTING

The property is available to let an assured shorthold tenancy ongoing, unfurnished and is available now. RENT: £875 pcm exclusive of all charges. One pet considered. DEPOSIT: £1009.00 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.

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.

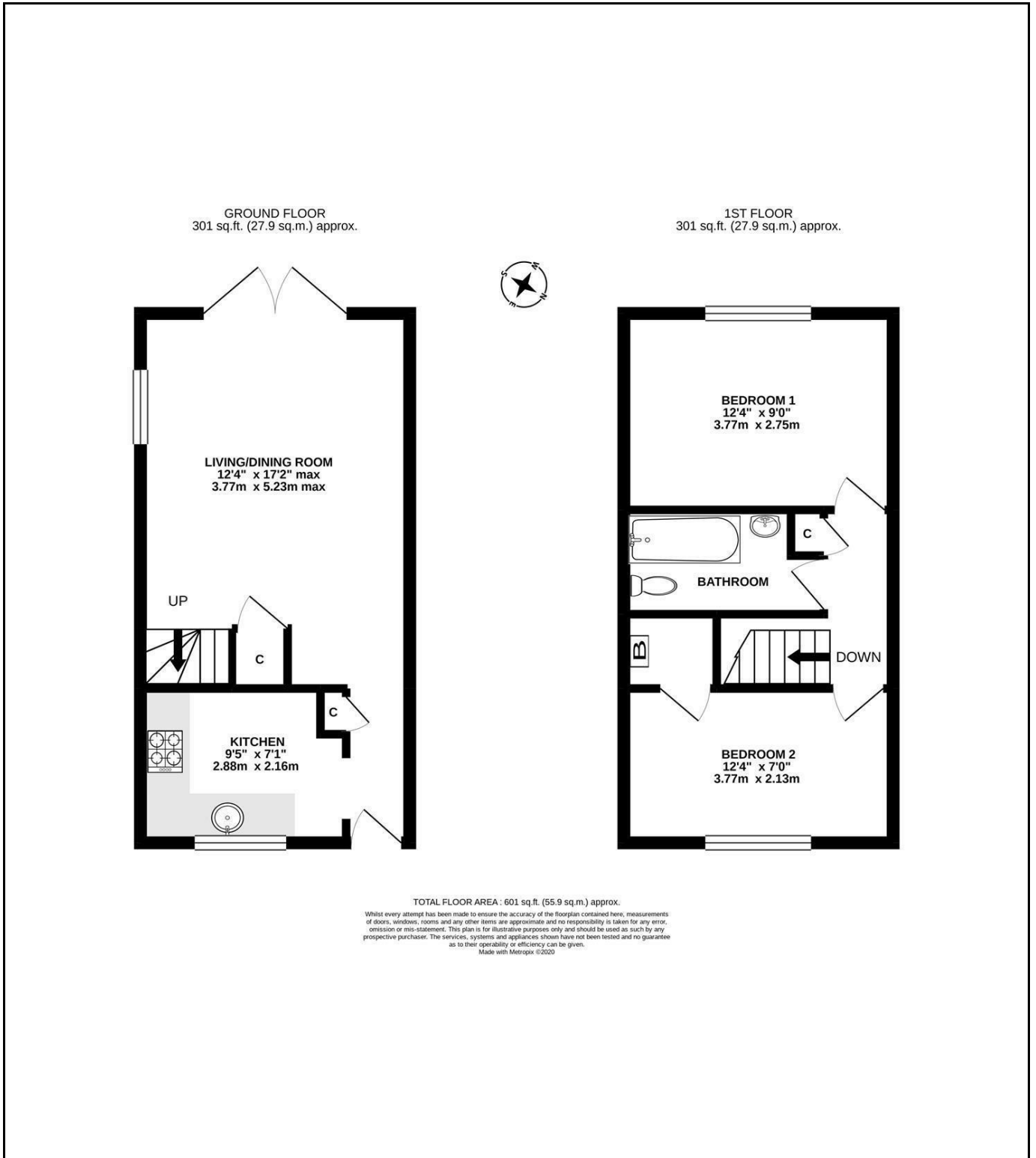
TENANT PROTECTION

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 ACT

As a result of the Renters' Rights Act as from the 1st May 2026 all new and existing fixed term AST agreements will automatically become an Assured Periodic Tenancy whereby the tenancy will continue on a rolling monthly basis until either party serves the required notice. Further information can be found at 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
(81-91)	B		
(69-80)	C	72	
(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	