

STAGS

Dunsland Lodge Jacobstowe, Okehampton, Devon EX20 3RH

A detached lodge house situated in an accessible rural location between Hatherleigh and Okehampton

Okehampton 7 miles Hatherleigh 2 miles Exeter 26 miles

• Kitchen/Diner • Three Bedrooms & Bathroom • Ground floor shower room • Sitting Room With Open Fire • Off Road Parking space & Garden • Available early December on an Assured periodic tenancy, Long term • Private water supply (£50 pcm) • Deposit: £1096 • Council Tax Band D • Tenant Fees Apply

£950 Per Calendar Month

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

ACCOMMODATION INCLUDES
Front door leads to inner hallway

KITCHEN/DINER 14'5" x 9'2"
Range of cream wall and base units with wood effect worktop. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Electric cooker inset to chimney breast with feature cloam oven to side. Dining area. Window to front and side. Radiator, Vinyl flooring.

REAR LOBBY
Water tank, Vinyl flooring

SHOWER ROOM
White suite comprising fully enclosed shower cubicle, wc and wash hand basin. Chrome ladder style heated towel rail. Obscured window to side. Vinyl flooring

From kitchen, stairs down to UTILITY ROOM/PANTRY 6'4" x 8'7"
Window to side. Two windows to rear. Radiator. Painted floor. Water filtration system (please note this should not be switched off)

SITTING ROOM (Off Inner Hallway) 14'3" x 12'0"
Window to front and bay window to side. Open Fire. Two built in storage cupboards. Radiator. Wooden flooring

STAIRS TO FIRST HALF LANDING
Window to rear

STUDY 6'3" x 8'3"
Window to rear. Radiator

BATHROOM
White suite comprising claw foot bath, wc and wash hand basin. Chrome ladder style heated towel rail. Vinyl flooring

STAIRS TO LANDING

BEDROOM ONE 10'10" x 14'1"
Double. Feature fireplace (not usable). Radiator. Window to side

BEDROOM THREE 6'10" x 10'2"
Single. Radiator, Window to side

BEDROOM TWO 6'9" x 14'6"
Small double. Radiator, Window to side

OUTSIDE
There is a small lawned area to the front and rear of the property with a hard standing for parking of approximately two cars. Please note that the garden is not fenced and tenants do not have access into the woodland surrounding the cottage. Oil Fired Boiler.

SERVICES
Mobile - all 4 major networks are good outside but variable in-home (Source Ofcom)
Broadband - standard wired broadband is available. **speeds are variable** Tenants should investigate and satisfy themselves prior to viewing/applying that their requirements can be met at this property regarding broadband speed. Fixed wireless access providers include EE and Three and suggest Ultrafast could be available (source - Ofcom). Please note that the speeds indicated on the Ofcom checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
Main Electric.
Oil Fired Central Heating.
Private Drainage (tenant to pay to empty annually and prior to vacation)
Private water supply - CHARGED AT £50 PCM, PAYABLE WITH THE RENT. Due to supply of water the property is best suited to a single person or couple - in prolonged dry periods tenants will be expected to be conservative with water use, for example not wash cars or water the garden using the well water in order to avoid the possibility of the water supply becoming unviable.
West Devon Borough Council Tax Band D
EPC Band E

SITUATION
Dunsland Lodge is situated on the edge of a small private estate within the



parish of Jacobstowe. The property is surrounded by woodland and located in a convenient location for access to Hatherleigh, and Okehampton.

From Jacobstowe there is easy access to the town of Okehampton, some 5 miles distant, offering an excellent range of local and national shops, services and facilities. The Cathedral City of Exeter is easily accessed via the A30 from Okehampton and is approximately 23 miles distant. The property would be ideal for those seeking rural life yet with the convenience of access to major work centres.

DIRECTIONS

What3words - ///releases.postage.chatters
From Okehampton town centre proceed out of the town in a northerly direction following the A386 towards Hatherleigh and at Lamerton Cross turn right signposted Jacobstowe/Exbourne/North Tawton. Proceed on this road and at the T junction, turn left to Jacobstowe, signposted Hatherleigh A3072. Proceed on this road for approx 1.5 miles. Turn left just past the red post box on the right hand side. Dunsland Lodge can found on the left hand side just inside the gate.

LETTING

The property is available to let on an Assured Periodic Tenancy, unfurnished. Rent: £950 per calendar month. . Deposit: £1096 returnable at the end of the 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. Usual references required. Dog considered (road close by so not ideal for cats). Viewing strictly through the Agents. Available early December on an assured periodic tenancy , on a long term basis.

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

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.

STAGS

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