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Residential Lettings



6A Limehayes Road
Okehampton, EX20 1NJ

A well presented detached dormer bungalow set within a quiet town location

- Sitting Room • Kitchen/Dining Room • Conservatory • Bathroom • Two Bedrooms (one en-suite) • Bathroom • Terraced Rear Garden • Available Now
- Tenant Fees Apply •

£795 per calendar month

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ACCOMMODATION INCLUDES

ENTRANCE PORCH

Window to side. Tiled Floor.

ENTRANCE HALL

Understairs store cupboard.

CLOAKROOM

White WC. Wash basin with vanity storage below. Vinyl flooring. Window to side.

SITTING ROOM

Window to front. Underfloor heating.

KITCHEN/DINING ROOM

Range of wood effect wall and base units with work top over. Stainless steel sink and drainer with mixer tap. Built in electric oven with ceramic hob and extractor above. Plumbing and space for dishwasher. Space for fridge/freezer. Window to rear.

UTILITY ROOM

Range of wood effect wall and base units with worktop over. Plumbing and space for washing machine & tumble dryer. Wall mounted gas boiler. Vinyl flooring. Door to rear.

CONSERVATORY

Fully glazed with patio doors to the rear garden. Tiled floor.

From the HALLWAY, stairs rise to the FIRST FLOOR LANDING, window to side.

BATHROOM

White suite comprising of bath, wash hand basin, WC. Range of wood effect cupboards with ample storage. Shower cubicle. Vinyl flooring. Window to rear. Heated towel rail.

BEDROOM 2

Double room. Window to rear. Built in wardrobes.

BEDROOM 1

Double room. Built in wardrobes. Window to front.

EN-SUITE SHOWER ROOM

White suite comprising enclosed, fully tiled shower cubicle with electric shower. Range of wood effect cupboards. WC, wash hand basin with vanity storage below. Vinyl flooring. Velux window.

ATTIC ROOM

A good sized room, which could be used for a office/playroom or occasional guest room.

OUTSIDE

To the front of the property is off road driveway parking for a couple of vehicles, an area of garden with mature shrub borders. To the rear is a good sized decked area with mature flower and shrub borders and steps to further patio/decked area.

SERVICES

Mains Electricity, Water, Gas.
Council Tax Band C.
EPC Band C

SITUATION

The property is situated on Limehayes Road, a sought after residential road within walking distance of Okehampton town centre and all its amenities. At the junction with Exeter Road there is a bus stop where services to Exeter regularly stop if requested. Okehampton offers a wide range of shopping facilities to include three supermarkets, a range of locally and nationally owned shops and occasional farmers markets. There is also schooling from nursery to 6th form level, Doctors surgery, Cinema, and Leisure Centre. There is access to the Dartmoor National Park from the town edge, ideal for the outdoor enthusiast.

The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.

DIRECTIONS

From Okehampton town centre proceed out of the town towards Exeter, passing through the traffic lights by the Police Station and proceeding up the hill. Turn left into Limehayes Road (opposite the speed camera) and the property will be found after a short distance on the right hand side.

LETTINGS

The property is to let on an initial six month plus Assured Shorthold Tenancy. RENT: £795 per calendar month, exclusive of all other charges. DEPOSIT: £1000 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. No smokers/DSS/pets. Viewing strictly through the Agents Stags. Available Now.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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