



STAGS

Flat 7 Tenby House, Fairplace, Okehampton, Devon EX20 1DN

A second floor flat in a converted former school house conveniently located for the Town Centre

Town Centre 0.5 Miles

• Second floor flat • Open Plan Living Room/Kitchen • Double Bedroom • Bathroom • Gas Central Heating • Communal Garden with bike shed • Deposit £721 • Council Tax Band A • Available Mid September • Tenant Fees Apply

£625 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door leading into:

COMMUNAL HALLWAY

Stairs to first and second floor, leading to front door into:

ENTRANCE HALL

Telephone entry system, door to:

BATHROOM

White suite comprising bath with shower attachment and tiled surround, low flush WC and wash basin with tiled splash back, velux window, ladder style heated towel rail, tiled floor.

BEDROOM

8'8" x 11'10"

Measurements exclude window alcove. Reduced head height, sloping ceiling near window. Double, window to front, radiators.

OPEN PLAN KITCHEN/LIVING ROOM

Living area 5.19m x 4.54m: Window to front, radiator. Laminate flooring to the Living Area.

Kitchen area 2.86m x 2.94m - Beech effect wall and base units with granite effect work surfaces, gas fired boiler, integrated electric cooker and hob with extractor hood over, stainless steel sink with drainer. Space for undercounter fridge and space and plumbing for washing machine. Velux window, vinyl flooring.

OUTSIDE

To the rear of the property is a communal garden, bike store, and refuse storage area.

SERVICES

Mains electricity, water and drainage. Council tax Band 'A' West Devon Borough Council.

Broadband to Ultrafast is available (source Ofcom)

Mobile coverage - Voice and Data coverage is available from EE, other service providers are available but may be limited (Source - Ofcom)

SITUATION

The property is located within the popular residential area of Station Road, within close proximity of the town centre and the train station. Okehampton offers an excellent range of supermarkets, local and specialised shops, doctors surgery, dentist, hospital and schooling to A level standard. The A30 dual carriageway can be easily accessed at the top of the town.

DIRECTIONS

From Okehampton Town centre proceed into Fore Street, turn at the traffic

lights into George Street between the former NatWest Bank and the White Hart Hotel (Weatherspoons) and proceed on this road passing the post office on your right and Tenby House will be found on your left, next to Fairplace Church. Parking is on street in nearby roads where permitted.

LETTING

The property is to let on an initial six month plus Assured Shorthold Tenancy. RENT: £625 per calendar month, exclusive of all other charges. DEPOSIT: £721 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. Referencing will be undertaken through Let Alliance. Viewing strictly through the Agents Stags. Available mid September. The property is not suitable for pets or children as it is a second floor flat with neighbours below and no immediate access to outside space.

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 (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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC