

58B East Street, Okehampton, Devon, EX20 1AU



£450 Per calendar month

Property Description

*****AVAILABLE JANUARY 2020*****

A surprisingly large one double bedroom First Floor Flat situated close to the town centre with spacious accommodation consisting of a Kitchen/Dining Room, Sitting Room with feature fireplace (decorative only), Double Bedroom and Bathroom with shower. The property benefits from gas central heating via radiators and double glazed windows.

Local Area

Okehampton is found on the fringes of the beautiful Dartmoor National Park offering miles of unspoilt stunning scenery. The town benefits from many local and national businesses, shops, supermarkets (including a Waitrose), primary and secondary schools, restaurants, public houses and leisure facilities including a challenging golf course and leisure centre with swimming pool. Okehampton is ideally situated within close proximity to the A30 dual carriageway allowing an easy commute to the Cathedral City of Exeter with its inter city rail links, international airport and Motorway networks beyond. A short journey west bound leads to the county of Cornwall with its glorious rugged coastline and sandy beaches.



Accommodation

Entrance Hallway

A communal hallway leads into the building with stairs leading to the first floor,

Kitchen/Dining Room

With wall and base units, a stainless steel sink and drainer, fridge freezer and freestanding cooker, space for a dining table and window to the rear aspect doorway leading to,

Sitting Room

A generous room with feature fireplace and storage cupboards and window to the front aspect of the property door leading to,

Bedroom

A double room with window to the front of the property

Bathroom

A suite comprising of shower over bath hand wash basin and pedestal and wc

Services

Mains Electricity

Mains Gas

Mains Water

Council Tax Band A

Tenant Protection

Howes Estates Ltd is a member of Propertymark, which is a client money protection scheme, and also a member of The TPO, which is a redress scheme.

You can find out more details on the agent's website or by contacting the agent directly.

Permitted Payments

Holding Deposit: One week's rent. This is to reserve a property. Please Note: This 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 or misleading 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).

Security Deposit: Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys/Security Devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract: £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer: £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

To View

To Arrange a viewing or to find out more details please contact Pure Lettings on 01837 55755 or email enquiries@purelettingsdevon.co.uk

Okehampton

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Directions

Okehampton Branch – Registered Office

4 East Street

EX20 1AS

Sales: 01837 83393; Lettings: 01837 55755

winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

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