



Flat 3, 1 Fairplace Terrace, Okehampton, Devon EX20 1DT

A well presented one bedroom second floor apartment situated close to the town centre.

Town Centre 0.25 mile Exeter 23 miles

• Well presented • Open plan Kitchen/lounge/diner • One Double Bedroom • En Suite Shower Room • Cloakroom • EPC Band C • Available Now, unfurnished, long term tenancy • Deposit £663 • Tenant Fees Apply

£575 Per Calendar Month

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

ACCOMMODATION INCLUDES

From the pavement, steps lead up to the front door of the building. Communal entrance hall, two flights of stairs, leading to front door.

HALL

BEDROOM 12'2" x 10'6" (restricted height one end)

Double room, skylight, radiator, door to,

EN-SUITE SHOWER ROOM

White wash basin, heated towel rail, shower cubicle with electric shower. Vinyl flooring.

OPEN PLAN KITCHEN / SITTING ROOM 23'2" x 9'8" (restricted height one end)

Kitchen area: Range of cream wall and base units with wood effect worktop. Stainless steel sink unit, electric cooker with extractor over, skylight with moorland views, space and plumbing for washing machine, under counter fridge (supplied on a non repairs or replacement basis, gas boiler providing domestic hot water and heating via radiators. Wood flooring

Sitting Room area: Radiator, skylight. Wood flooring.

CLOAKROOM

White suite comprising wash hand basin and WC.

OUTSIDE

There is no outside space with this property, on road parking is available in the vicinity.

SERVICES

Mains electricity, water, gas and drainage. Council Tax Band 'A' with West Devon Borough Council.

Broadband available up to Ultrafast (source Ofcom)

Mobile - all four major networks are good outdoor for voice/data but variable in home (source Ofcom)

SITUATION

The property is situated a short level walk from the town centre. Okehampton offers a wide range of local and nationally owned shops, including a Waitrose. There is access to the A30 dual carriageway on the Eastern side of the town, making the town ideally located for those needing access to Exeter and beyond. There is a well equipped Leisure Centre close by in Simmons Park, schooling from Infant to Sixth Form level and Cinema.

DIRECTIONS

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

traffic lights into George Street between the former Natwest Bank and the White Hart Hotel (Weatherspoons), turn left opposite the post office into Fairplace Terrace and number 1 Fairplace Terrace will be found on your right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £575 pcm exclusive of all charges. DEPOSIT: £663 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.

The Landlord would prefer no pets residing at this property due to no outside space and being 2nd floor.

HOLDING DEPOSIT AND TENANT FEES (NEW)

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
10-20 G		
Not energy efficient - higher running costs		
England & Wales	74	74
EU Directive 2002/91/EC		