



Bond
Oxborough
Phillips

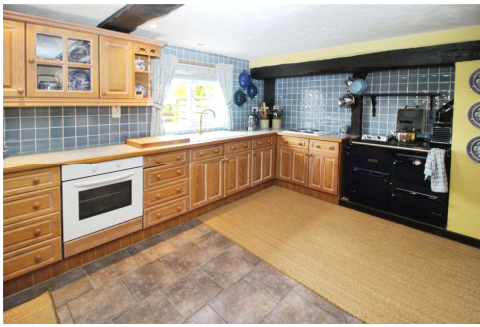
Changing Lifestyles

Nuthatch
Langtree
Torrington
Devon
EX38 8NP



£1,650 per Calendar month

£1,903.00 – Deposit



Changing Lifestyles

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holsworthy.rentals@boproperty.com

Description

This charming property offers four bedrooms, four bathrooms, two reception rooms, and a wealth of charm throughout. Situated in a peaceful countryside location, the home benefits from beautifully landscaped gardens, with a gardener included in the rent for easy maintenance. Additional features include ample parking for several vehicles, useful storage space, and oil-fired central heating. Available from mid-August. EPC Rating: E

Directions

From Holsworthy follow the A388 to Stibbs Cross. Continue straight onto the B3227 for 0.6 miles. Turn right onto Brown's Lanes for 0.7 miles. Continue on Putshole Lane for 0.8 miles. At the T-Junction turn right and the property will be found 0.1 miles on the right-hand side.

Attributes

- PROPERTY TO RENT
- CHARACTERFUL COTTAGE
- RURAL LOCATION
- 4 BEDROOMS / 3 BATHROOMS
- PARKING FOR SEVERAL VEHICLES + CARPORT
- 2X STORAGE UNITS
- LARGE GARDENS - GARDENER INCLUDED IN RENT
- EPC RATING 'E'
- COUNCIL TAX BAND D
- AVAILABLE FROM 14TH AUGUST 26

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents.

A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Rental Conditions

RENT: £1,650.00 per calendar month. Rent includes a Landscape Gardener & Garden Waste Collection Bin

DEPOSIT: £1,903.00

Property let as seen - available from mid-August 2026.

A verifiable household income of at least £49,500 per annum is required to be considered.

References will be required.

Please Note Permitted Payments:

- Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.

- £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).

- Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).

- Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.

- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect).
Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman.

Membership No: R00193-6