



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2B  
North Street  
Okehampton  
EX20 1AR

**£675 per calendar month**

Scan here for  
our Virtual Tour:



Changing Lifestyles

What3Words ///reach.subject.northward

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**Flat 2B, North Street, Okehampton, Devon, EX20 1AR.**



**Approximate total area<sup>(1)</sup>**  
549.05 ft<sup>2</sup>  
51.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

A spacious second floor apartment located in the heart of Okehampton. The property benefits from being conveniently located within close proximity to a generous range of nationally and locally owned shops/businesses. Alongside a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.

The accommodation comprises an open plan living/dining/kitchen area centrally located bathroom and two respectably sized bedrooms. The property is approached via an external metal stairway, bringing us to a shared entrance hall, with private doorway access to the upper level flat of 2B.

EPC - TBC

Council Tax Band - A.

The mains provided water is metered & the property offers mains gas central heating.

The rent for the property is £675.00 per calendar month, exclusive of all outgoings. The property will initially be let on a six-month assured shorthold tenancy with the rent being payable monthly in advance.

Please Note Permitted Payments:

- One weeks holding deposit to secure property. This will go against the first months rent providing that you do not withdraw your application or do not disclose vital information.
- £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 cost to the tenant. Charges can be upto £50 Inc VAT.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date. Charged at an annual percentage rate of +3% above the base rate.

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.