



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Higher Dishcombe Cottage

## South Tawton

### EX20 2RF



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Price per Month - £1,500**



# Higher Dishcombe Cottage, South Tawton, EX20 2RF.



A delightfully presented cottage boasting an array of features from generous gardens, off road parking as well as spacious accommodation throughout...

- Impressive Characterful Home
- Semi-Detached Property
- Modern & Characterful Features
- Kitchen/Dining Room
- Active Wood-burner Fireplace
- Mature Gardens
- Idyllic Peaceful Location
- Fantastic Views of Surrounding Landscape
- Grade II Listed
- Off Street Parking
- Gated Entrance
- Workshop - w/ Power Connected
- EPC - N/A



Higher Dishcombe Cottage offers panoramic countryside views, expansive gardens, and generously proportioned rooms. The property provides convenient access through two gated entrances, with ample parking and a garage that has previously served as a workshop.

Internally, the residence features a spacious kitchen suitable for family dining, a utility room for white goods, and a versatile area ideal for use as an office or snug. The ground floor is complemented by a sizable living room featuring a charming inglenook fireplace with a wood burner.

On the upper level, four double bedrooms showcase views of the front gardens and beyond. The master bedroom includes an en-suite shower room, while the family bathroom is situated at the end of the hallway.

## Information

In addition to the first months rent a deposit of £1500.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website

[www.depositprotection.com](http://www.depositprotection.com) Please Note: When a property is offered to you subject to references and contract, each individual aged 18 or over will be required to complete a reference application form.

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 Bank of England base rate until full payment is made. The property is let as seen. Standard references will be required. Please note that all measurements are only approximate and are purely given as a guide. Please refer to Bond Oxborough Phillips Lettings guidance notes for prospective tenants.



# Changing Lifestyles

The village of South Tawton is an attractive rural village, situated within the Dartmoor National Park. The village offers a delightful parish church and historic church room with use for community activities.

The nearby village of South Zeal offers the local primary school, post office/general store and two public houses. A more comprehensive range of services can be found in the town of Okehampton, whilst the The A30 dual carriageway can be accessed at nearby Whiddon Down.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.