



Bond
Oxborough
Phillips

Changing Lifestyles

2 Vicks Meadow
Hatherleigh
EX20 3DB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



£725 Per Calendar Month



Changing Lifestyles

01837 500600

2 Vicks Meadow, Hatherleigh, EX20 3DB.

A mid-terraced property situated centrally within a popular market town, with an array of nearby amenities and transport links, plus parking and an enclosed garden...



- Modern Mid-Terrace House
- Offering Two Bedrooms
- Unfurnished Condition
- Enclosed Rear Garden
- Spacious Living/Dining Room
- Family Bathroom & Cloakroom
- Designated Parking Bay
- Close to Local Amenities
- Electric Heating Throughout
- Available Immediately
- Council Tax Band - B
- EPC - C



The property itself is located within a select development of properties, boasting two respectable bedrooms, an enclosed garden and designated parking bay. The house benefits from a selection of nearby amenities and transport links, as a result of being centrally positioned within the market town of Hatherleigh.

The layout is simple, yet effective, comprising an entrance area, spacious living/dining room, plus front facing kitchen and practical cloakroom. Ascending to the first floor, there are two bedrooms plus a family bathroom. Bedroom one benefits from a large integrated wardrobe.

To the exterior, there is a compact front patio section, with the larger enclosed garden to the rear of the property. Majority laid to gravel; this area is low maintenance with the opportunity for an array of potted plants. The designated parking bay is located towards the end of the terrace, with access from the frontage or rear access pedestrian alleyway.

Please Note: This property is Unfurnished.

In addition to the first months rent a deposit of £725.00 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 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.

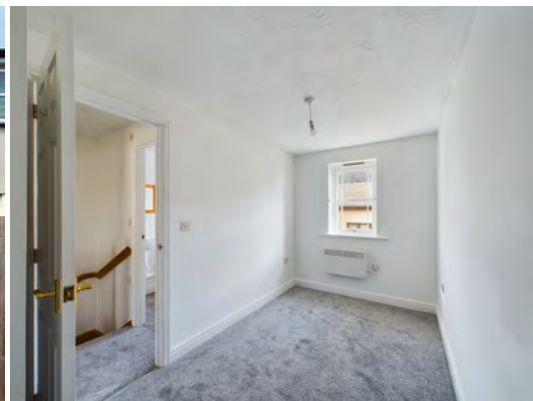
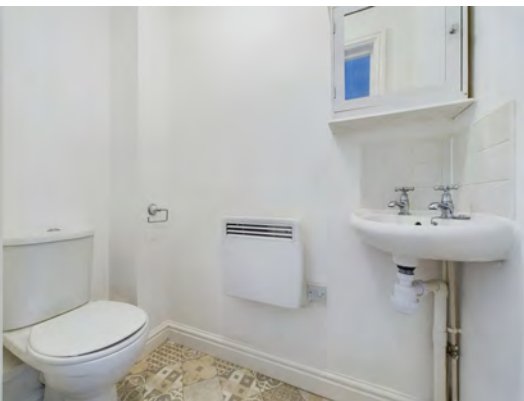
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Situated within the heart of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses and has cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market and cattle sales. The town has a strong community spirit with an annual arts festival and renowned carnival.

A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



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



Floor 1

Approximate total area⁽¹⁾

535 ft²
49.7 m²

Reduced headroom

6.64 ft²
0.62 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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

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.