



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

40B Kellands Lane  
Okehampton  
Devon  
EX20 1FQ

**£750 per calendar month**

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our Virtual Tour:



Changing Lifestyles

What3Words [///tuck.riverboat.ticking](https://www.what3words.com/uk/tuck.riverboat.ticking)

01837 500 600  
[okehampton@boproperty.com](mailto:okehampton@boproperty.com)

40B Kellands Lane, Okehampton, Devon, EX20 1FQ.



Discover this delightful 1-bedroom flat located in the heart of Okehampton. This cosy and well-maintained property offers a comfortable living space with a bright lounge, a modern kitchen equipped with essential appliances, and a spacious bedroom with ample storage. Situated in a convenient location close to local amenities, shops, and public transport links, this flat is perfect for singles or couples looking for a peaceful yet accessible home.

This flat benefits from one allocated parking bay to the rear of the complex, plus communal gardens which are accessible via side and rear gated access.

Please Note: This property is Unfurnished.

EPC - B Council Tax Band - A

The mains provided water is metered & the property offers Mains Gas Central Heating throughout.

The rent for the property is £700.00 per calendar month, exclusive of all outgoing. The property will initially be let on a six-month assured shorthold tenancy with the rent being payable monthly in advance.

In addition to the first month's rent a deposit of £700.00 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 Permitted Payments:

- One weeks holding deposit to secure property. This will go against the first month's 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.

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