



5 St James Court
Okehampton
Devon
EX20 1SS

£650 per calender month

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5 St. James Court, Okehampton, Devon, EX20 1SS.



This two-bedroom top floor flat is ideally located in the centre of Okehampton, close to all local amenities. The accommodation includes an entrance hallway, a kitchen/dining room, a living room, two bedrooms, a bathroom, and a storage cupboard. The property features sash windows with secondary glazing at the front and UPVC windows at the rear, along with night storage heaters for added comfort. Residents will benefit from a communal parking space.

Available immediately, the flat has an EPC rating of D and falls within council tax band A. Water is metered.

Please Note: This property is Unfurnished.

EPC - E Council Tax Band - A

The mains provided water is metered & the property offers Electric Storage Heaters.

The rent for the property is £650.00 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.

In addition to the first month's rent a deposit of £650.00 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 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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