



The Parlour , Winkleigh, EX19 8EZ

£650 PCM

*****AVAILABLE 10TH DECEMBER*****

A beautifully converted one/two bedroom former parlour finished to an exceptionally high standard and set within a beautiful location benefiting from a south facing lawned garden with a large enclosed raised terrace.

The accommodation briefly comprises of a large kitchen/dining/living area, bedroom, bathroom, and stairs leading to a mezzanine room and benefits from oil central heating via radiators.

To the front there is ample parking.

This property would ideally suit someone requiring a peaceful home to relax in and enjoy the countryside around them.

There will be an additional charge for Water Rates and Sewerage.

A pet will be considered
Regret no Housing Benefit



Sitting Room/Dining Room/Kitchen

An open plan room with kitchen fitted to a high specification having matching wall and base units, integrated dishwasher, washing machine, oven and hob, the sitting/Dining room area has double doors leading to the raised terrace. Doors lead to:

Bedroom

A double aspect room having wardrobe, bedside cabinets, carpet.

Bathroom

Having low level w/c, wash hand basin and vanity unit, bath with shower over

Mezzanine

Accessed from a lovely wooden staircase this room could be used as a second bedroom or study

Raised Terrace

Being fully slabbed with iron railings this is a real asset to the property, steps lead to:

Garden

A south facing garden being laid to lawn with mature trees and shrubs towards the far end.

Fees for Tenants

The property is to be let unfurnished on a six month Assured Shorthold Tenancy. Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Fees to be paid Prior to Commencement of Tenancy. Tenant Referencing: £150 single applicant, £220 joint application Guarantor Fee - £60 (if required) Pet Deposit - £100 (if required) A security deposit in the sum of one month's rent + £100 to be paid, which will be held by the deposit protection scheme One whole month's rent is to be paid in advance before taking occupation. *other fee's during the tenancy may apply - please see our website

To View

To Arrange a viewing or to find out more details please contact Pure Lettings on 01837 55755 or email enquiries@purelettingsdevon.co.uk

Services

Mains Electricity
Oil Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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