

STAGS

2 Church Cottages, Coryton, Okehampton, EX20 4PA

A rurally located semi-detached stone cottage available now on a long term assured periodic tenancy.

Tavistock 7 miles Okehampton 14 miles Launceston 10 miles

• Living Room with wood-burner • Kitchen & utility room • Two Bedrooms • Bathroom • Electric heating • Council Tax Band B, EPC Band E • Deposit £750 • Pet considered • Available now, unfurnished • Tenant Fees Apply

£650 Per Calendar Month

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ACCOMMODATION INCLUDES

ENTRANCE HALL
Flagstone floor.

KITCHEN 8'3" x 7'0"
Fitted with a range of white wall and base units, with wood effect worktop. Stainless steel 1.5 bowl sink. Space for fridge/freezer. Space for electric oven (one in situ can be supplied but will not be repaired or replaced by the landlords). Concrete floor. Double glazed window. Electric heater.

UTILITY ROOM 6'11" x 4'0"
Measurements exclude storage. Base unit with worktop over. Plumbing for washing machine. Understair storage space. DG window to rear.

LIVING ROOM 10'11" x 12'2"
Fireplace with wood-burner. Window to front (single glazed). Shelves in alcove. Quantum heater. Stairs to first floor. Window to side.

BEDROOM 1 8'11" x 11'3" excluding alcove
Window to front (single glazed) Alcove with hanging space. Electric wall heater.

BEDROOM 2 7'11" x 10'11"
Window to rear. Electric wall heater.

BATHROOM
White suite comprising bath with shower head attachment. Wash basin. WC. Window to rear. Vinyl flooring. Electric heater. Cupboard housing hot water tank , slatted shelving.

OUTSIDE
The property has a lawned garden with gravelled path to front. A selection of stone outhouses for storage. Parking is available adjacent to the Church.

SERVICES
Mains water - metered via a submeter. Invoiced direct by the landlord 6 monthly.
Drainage - shared septic tank with neighbour. Landlord to empty annually with tenants contributing 50% of the cost.
Mains electric - via a top up key meter
Council Tax Band B (West Devon BC)
EPC Band E
Ofcom predicted mobile coverage - good outdoor (vodafone, EE , O2) variable in home.
Ofcom predicted broadband - standard wired , upload 1 Mbps, Download 9mbps. Actual service availability at a property or speeds received may be different. Non-wired provider available - Airband. Tenants are encouraged to make enquiries with their chosen providers to ensure personal requirements can be met.



SITUATION

The property is set in the rural village of Coryton adjacent to the village church. The village of Lewdown has a community run village shop for essentials approximately 4 miles away. Bridestowe Stores, and Post office is approximately 7.5 miles. The A30 is within easy reach at Lifton (7.5 miles) and also the well known Strawberry Fields farmshop offers additional local shopping facilities. The closest train station is located at Okehampton approximately 14 miles away.

DIRECTIONS

From Tavistock leave the town via Butcher Park Hill , passing our offices and proceeding out of the town, turning left signposted to Chillaton and following the road through the village and out the other side (approx 5 miles) , after leaving the village turn right at the staggered cross roads to Coryton. After approximately half a mile after passing the driveway to Coryton House, take the next turning right towards the Church / Liddaton and the property can be found on the left hand side beside the church after a quarter of a mile. What3words ///inflame.refreshed.random

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £650 pcm exclusive of all charges. DEPOSIT: £750 returnable at end of tenancy subject to any deductions Deposit to be registered with the TDS custodial scheme organised the Landlord. Landlords land agent will draw up the tenancy agreement. . References required, viewings strictly through the agents. There will be no holding deposit payable on this porperty. Pets may be considered at this property subject to a vetting application.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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