

STAGS

Heatherlands Spreyton, Crediton, Devon EX17 5AL

An Impressive, High Specification Detached House in Popular Village Location

Exeter 20 miles Okehampton 11.5 miles

• Two Reception Rooms • Four Double Bedrooms • Three bathrooms • Underfloor Heating • Solar Panels • Council Tax Band F, EPC Band C • Available 1st November, unfurnished, on an assured periodic tenancy • Pets Considered subject to suitability • Deposit: £2192.00 • Tenant Fees Apply

£1,900 Per Calendar Month

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ACCOMMODATION INCLUDES
Glazed wooden door with glazed side panels opens to:

ENTRANCE HALL
Limestone flooring and underfloor heating. Oak staircase to first floor, understairs cupboard, doors to:

DOWNSTAIRS WC
Limestone flooring and underfloor heating. Obscured window to front. White suite comprising WC, pedestal wash basin.

KITCHEN / BREAKFAST ROOM 20'2" x 15'3"
Large double aspect room with limestone flooring and underfloor heating. Range of oak effect wall and base units, black granite worksurfaces and tiled splashbacks. Electric range style cooker, stainless steel extractor hood, integrated dishwasher and fridge. 1½ bowl stainless steel sink and drainer.

DINING ROOM 11'4" x 12'9"
Sliding patio doors to rear garden. Limestone flooring and underfloor heating.

UTILITY ROOM 16'6" x 6'10"
Doors to front and rear, window to rear aspect. Limestone floor and underfloor heating. White fitted base units with grey speckled worktop and tiled splashback. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer.

SITTING ROOM 28'5" x 14'8"
Large double aspect room with large sliding patio doors to steps down to patio and garden. Oak flooring and underfloor heating. Open fireplace (not in use) with oak lintel and slate hearth.

LANDING / HALLWAY
Carpeted oak staircase with half landing and feature window to front aspect. First floor landing with feature low level lighting, Velux window and radiator. Airing cupboard housing hot water cylinder and shelving.

BEDROOM 1 12'7" x 11'3"
Large double room with window to front aspect. Built-in wardrobe with hanging rail, radiator, door to:

EN SUITE SHOWER ROOM 1
Tiled floor and walls. White suite comprising WC, vanity unit with wash basin, corner shower cubicle with mains Mira shower. Heated chrome ladder towel rail. Velux window, spot lights, extractor fan.

BEDROOM 2 8'6" x 12'0"
Double room with window to rear aspect, radiator.

BATHROOM
Tiled floor and walls. Window to rear aspect. White suite comprising WC, pedestal wash basin and roll top bath. Extractor fan, chrome towel heater.

BEDROOM 3 14'3" x 10'2" excluding wardrobes
Large double room with window to side aspect, radiator, 2 double built-in wardrobes with hanging rails. Door to:

EN SUITE SHOWER ROOM 2
Tiled floor and walls. White suite comprising WC, pedestal wash basin, double shower cubicle with Mira mains shower. Chrome ladder towel rail, extractor fan.

BEDROOM 4 15'7" x 13'11" including wardrobes
Large double room with window to front aspect, radiator, built-in double wardrobe and hanging rail.

OUTSIDE
The property is approached by a tarmacadam driveway leading to a gravelled with ample parking for several cars. There is a DOUBLE GARAGE with two up-and-over doors, light and power connected and the oil fired central heating boiler. Outside water tap. The property is surrounded by a paved path and lawned garden. To the side is a patio from the sitting room. To the rear is the oil tank.

SERVICES
Mains water, electricity and drainage. Oil fired central heating via underfloor heating on ground floor and radiators to first floor. Solar panels for hot water. Security alarm. Council tax band 'F' with West Devon Borough Council.
Mobile Coverage (data supplied by Ofcom) - All four major networks show good outdoor coverage, variable in-home
Broadband (data supplied by Ofcom) - Standard 3 Mbps/0.5 Mbps to Superfast 80 Mbps/20 Mbps (highest available upload/download) Via Open Reach, other suppliers via non-wired broadband include Airband and EE. Agents note - We use the Ofcom broadband checker to provide this data, please note that what is indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different

SITUATION
The property is located within the heart of the popular village of Spreyton, with its church, village hall, primary school, garage, the renowned Tom Cobley Inn, community shop and monthly farmers market. The towns of Crediton and Okehampton are easily accessible providing a range of local shops and services, including supermarkets, hospital and colleges. The A30 dual carriageway is 10 minutes away and gives fast access to Exeter and the M5.

DIRECTIONS
From Exeter or Okehampton: Leave the dual carriage way at the Whiddon Down exit, proceed into Whiddon Down passing the services on your right hand side. Take the next right hand turning, signposted Winkleigh, Torrington, Spreyton. Pass back over the A30 and take the right hand turn signposted to Spreyton. After passing the village sign, turn left at the next cross roads (sign posted Spreyton) and turn into the village, after a short distance you will see a driveway on the right with a footpath sign on it and house names 'Pippin' & 'Darts Edge' turn in here and continue down the tarmac drive (keeping to the left), past the large house on the right hand side and the brick pillar and turn right in front of the house called Oakstones and Heatherlands can be found through the gate in front of you.

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HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available 1st November on a long term basis. RENT: £1900 pcm exclusive of all charges. DEPOSIT: £2192.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

Pets (maximum of 2) 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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