



LEAWOOD LODGE, BRIDESTOWE, OKEHAMPTON

# LEAWOOD LODGE, BRIDESTOWE, OKEHAMPTON, EX20 4ET

A GRADE II LISTED ONE BEDROOM COTTAGE SITUATED IN A PICTURESQUE RURAL LOCATION.

Leawood Lodge is a Grade II Listed, one bedroom cottage. It comprises a kitchen, dining area, sitting room, bedroom and bathroom. The property has been recently refurbished throughout with new carpets fitted.

Leawood Lodge enjoys a secluded and picturesque rural location and is surrounded by Leawood Estate land. There is a private garden to the rear of the property and car parking space available.

## Location

The property is approximately 11 miles north of Tavistock, an historic market town. The nearby village of Bridestowe provides local amenities including primary school, public house and village shop.

## Access

Access to Leawood Lodge is gained by Station Road which leads to the A386 to the south.

## Accommodation

### Ground Floor

#### Kitchen

Recently refurbished kitchen comprising an electric oven and hob, wall and fixed storage units, stainless steel sink and drainer unit. Space and plumbing available for a washing machine.

#### Reception Area

Large room accessed by the front door leading on to the kitchen. Contains night storage heater and coal fired Rayburn stove, newly carpeted.

#### Living Room

Large, newly carpeted living room with wood burner stove with back door to garden at the rear of the property.

### First Floor

#### Bedroom

Double bedroom with rural views to the north, night storage heater.

#### Bathroom

Bath with electric shower, lavatory, sink and electric heated towel rail.

#### Outside

There is a small elevated private garden to the rear of the property accessed by a paved pathway which backs onto Leawood Estate woodland.

#### Pets

Some pets may be permitted by arrangement.

#### Council Tax

Council Tax Band A

#### Local Authority

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ

#### Monthly Rental

£500 per calendar month exclusive, payable in advance by standing order.

#### Directions

From Exeter take the A30 towards Launceston, leave at the junction signposted to Tavistock, A386. Follow signs to Bridestowe. Pass through the village and continue on Station Road, Leawood Lodge is on the left.

#### EPC

Not applicable due to the Grade II Listed status of the building.

#### Deposit

£500

#### Services

Mains water, mains electricity, landline telephone, solid fuel Rayburn and mains drainage.

#### Tenancy

The property will be let on an Assured Shorthold Tenancy for a minimum of 6 months.

#### Outgoings

The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

#### Fees

Credit referencing £40 (single) or £60 (couple) Savills incorporating Smiths Gore's fees £180 inc VAT. All fees are payable at the time of signing the Tenancy Agreement.

#### Repairs and Maintenance

The tenant will be required to maintain the interior decorations and fittings of the property and to comply with all terms of the tenancy agreement.

#### Smoking

No smoking

#### Application

By submitting an application, the applicant will be giving consent for a (credit) referencing search to be undertaken and acknowledging that a record of search will be retained.

#### Viewing

The property is available for viewing strictly by appointment with the agents: Savills incorporating Smiths Gore, The Forum, Barnfield Road, Exeter, Devon EX1 1QR. T: 01392 278466

## IMPORTANT NOTICE

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