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Residential Lettings



Christmas Cottage, The Square, Dolton,  
Winkleigh, Devon, EX19 8QF

This lovely one bedroom character cottage is set in the heart of Dolton Village

- Delightful Cottage • Kitchen • Bathroom • One Double Bedroom • Enclosed Garden • Pets by arrangement • Tenant Fees Apply • Available Immediately •

**£500 per calendar month**

**01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)**

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## ACCOMMODATION TO INCLUDE

Wooden part glazed door into

### SITTING ROOM

Stone fireplace with wood burner. Window to front with seat. Wall lights. NSH. TV and BT point. Smoke detector. Under stairs storage cupboard.

Door to

### KITCHEN

With a range of kitchen units to three sides built in electric oven, hob and sink. Combi washer/dryer. Fridge/freezer. Dishwasher. Wall heater. Tiled floor. Window and door to rear. Door to

### BATHROOM

With two windows to garden. Panel bath with shower mixer tap, WC, handbasin. Heated towel rail. Airing cupboard.

### STAIRS TO FIRST FLOOR

Carpets and smoke detector.

### BEDROOM

A double room with built in wardrobes. Windows to front. Panel heater. Smoke detector.

### GARDEN

A good sized cottage garden to rear with patio and lawned area. To the front is an area of garden and on road parking.

### SERVICES

Mains services. Night storage heating. Council Tax Band A.

### SITUATION

The property is situated in the middle of the village of Dolton, a self contained rural community situated amidst rolling Devonshire countryside. There is a village store, post office, church, primary school, electrical shop, antique shop and the choice of three local inns, together with a wide range of social clubs and activities. From the village there is easy access to the North Devon town of Torrington, together with the principal town of Barnstaple, with a good range of shops, supermarkets, services and amenities. The town of Okehampton is within easy travelling distance, again with a good range of shops, services, educational, recreational and leisure facilities. The cathedral city of Exeter is just under 30 miles to the south and offers a wide range of shopping facilities together with a link to the M5 motorway, main line rail and international air



connections. This particular part of Devon is well known for its opportunities for riding, walking and outdoor pursuits, whilst there is also comparatively easy access to the Dartmoor National Park with its hundreds of square miles of superb unspoilt scenery, together with the north coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

### DIRECTIONS

From Barnstaple or South Molton proceed towards Umberleigh and Atherington then to High Bickington. Continue through the village of High Bickington on the B3217 to Dolton Beacon go straight over continuing on the B3217 to Dolton. Once in Dolton turn right onto Fore Street and continue to The Royal Oak public house and Christmas Cottage will be seen to the right hand side marked with a Stags board.

### LETTINGS

The property is available to rent on a 6 month renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £500 per calendar month exclusive of all charges. DEPOSIT: £750 returnable at the end of the tenancy subject to any deductions. Usual

references required. No DSS/Smokers. Pets and children considered. Viewing strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	62
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	