



**17 Cricket Field Lane, Winkleigh, EX19 8BT**

**£1,200 Per Calendar Month**

A NEWLY BUILT DETACHED HOUSE situated on the outskirts of Winkleigh offering spacious and well presented THREE BEDROOM AND TWO BATHROOM unfurnished accommodation including a Kitchen/Dining Room and Sitting Room, with OFF-ROAD PARKING AND SINGLE GARAGE.

## SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

## DESCRIPTION

16 Cricket Field Lane is a brand new detached house situated on a small development of similar properties on the outskirts of the popular village of Winkleigh. The property has been finished to a high standard by Allison Homes and is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out and spacious accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room and a Cloakroom on the ground floor, whilst on the first floor there is a Master Bedroom with En-Suite Shower, two further Bedrooms and a Bathroom. The property also benefits from LPG gas central heating, modern Kitchen and Bathroom Suites, oak board flooring on the ground floor and

fully fitted carpets on the first floor (to be completed by week commencing 11/09/2023). Outside and to the front of the property there is a manageable landscaped garden, whilst at the rear there is an enclosed rear garden which is mainly laid to lawn and gives access into the Kitchen via the french doors. Beyond the garden there is parking for one car allowing access into Single Garage.

## ENTRANCE

From the front paved steps lead up to the half glazed Front Door opening into the

## ENTRANCE HALL

with doors to the Kitchen and Sitting Room, stairs leading to the First Floor Landing, radiator and electric fuse boxes.

## SITTING ROOM

A good sized dual aspect room with windows to the front and side allowing good natural light, radiator and TV point.

## KITCHEN/BREAKFAST ROOM

Another good sized dual aspect room with windows to the front and rear and fully glazed french doors overlooking and leading out to the garden. At one end there is a good range of modern fitted units to two sides under a laminate work surface with up-stand, including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, set below the window to the rear overlooking the garden with space and plumbing for a washing machine/dishwasher to one side. At one end there is a built-in stainless steel single oven and grill with inset four ring LPG gas hob and stainless steel extractor fan over set between a range of matching wall cupboards. In one corner a cupboard houses the LPG gas boiler for providing domestic hot water and servicing radiators, whilst at the other end of the Kitchen there is a good sized Dining Area allowing enough space for a six-seater Dining Room table with radiator to one side. The Kitchen also benefits from an under-stairs storage cupboard to one side. At the far end of the Kitchen a door opens into the

## CLOAKROOM

An internal room fitted with a matching white suite comprising a low level WC and a corner wash hand basin with tiled splash backs.

## STAIRS AND FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with hand rail to one side lead straight to the First Floor Landing with doors off to all principal rooms, window to the rear, radiator and hatch to roof space. On one side is the Airing Cupboard.

## BEDROOM 1

A double bedroom with window to the front with radiator below. On one side a door opens into the

### **EN-SUITE SHOWER ROOM**

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin; and a low level WC set below an obscure glazed window to the front. The En-Suite is finished with a heated towel rail.

### **BEDROOM 2**

Another double bedroom with window to the front with radiator below.

### **BEDROOM 3**

A single bedroom with window to the side with radiator below.

### **BATHROOM**

with partially tiled walls and matching white suite comprising a panel bath with stainless steel tap; a low level WC; and a pedestal wash hand basin set below an obscure glazed window to the side. The Bathroom is finished with a heated towel rail.

### **OUTSIDE**

At the front of the house and on either side of the steps there is a landscaped front garden, whilst at the side of the house there is an enclosed garden, which is laid to lawn and bordered by wooden panel fencing with a paved patio immediately to the rear of the house giving access into the Kitchen via the french doors. At the rear of the garden a wooden pedestrian gate opens out onto a tarmac parking area allowing enough space for one car and access into the Single Garage with metal up and over door, concrete floor and light and power connected.

### **SERVICES (RENTAL)**

Mains electricity, mains water and mains drainage. LPG gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

### **TENURE**

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). 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). Please Note: Pets by arrangement.

### **RATES**

The Tenant will be responsible for the Council Tax ~ Band \*To Be Assessed\*

Rent ~ £1200 per calendar month, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as

stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

### **APPLICATION DETAILS**

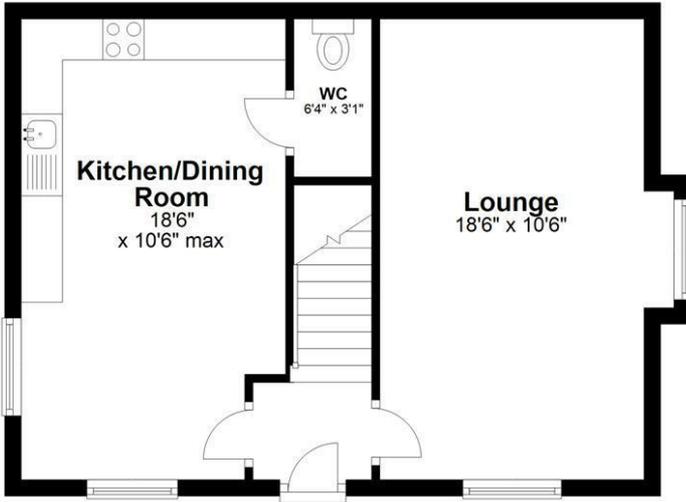
We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan

**Ground Floor**  
Approx. 463.0 sq. feet



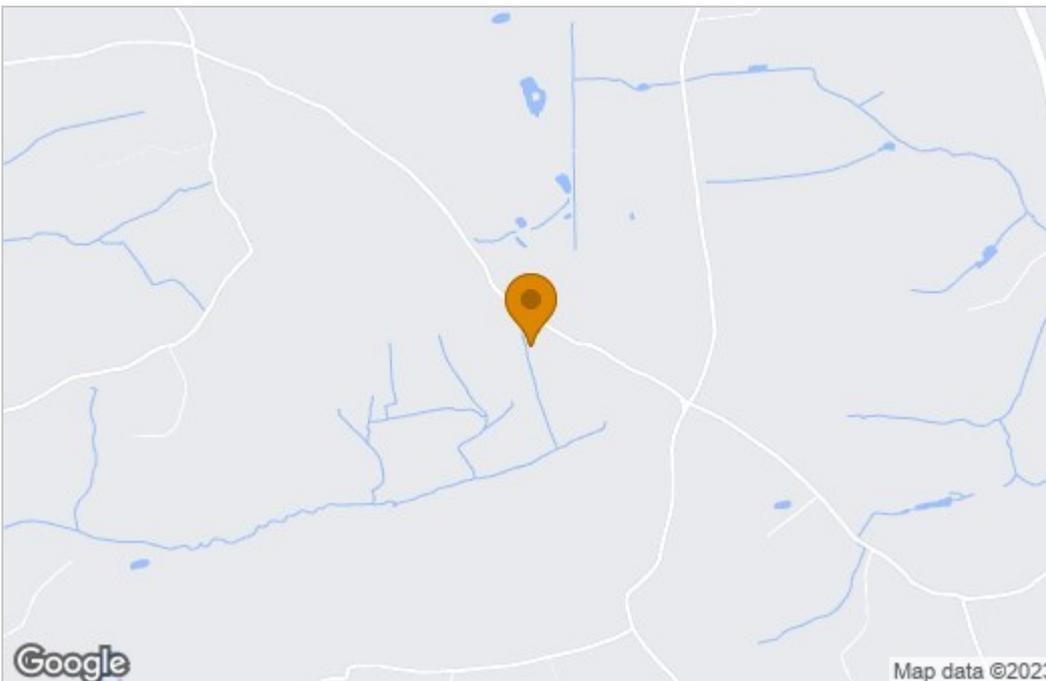
**First Floor**  
Approx. 402.6 sq. feet



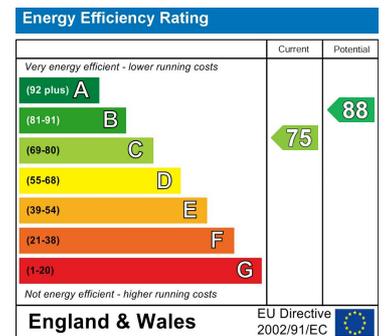
Total area: approx. 865.6 sq. feet

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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