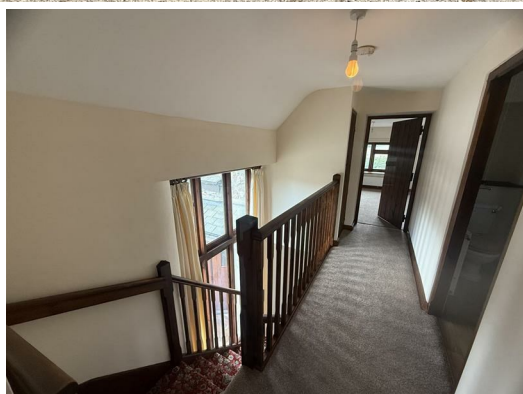




Harrison Farm, Dalwood, EX13 7HW



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- Unfurnished
- Long term let
- Countryside location

- Available immediately
- Located on a working farm
- Spacious accommodation

£1,095 Per Calendar Month/£252 Per week

Charming two bedroom semi detached farm cottage located on a working farm with surrounding countryside views.

Available immediately for an initial 12 month tenancy.

The downstairs accommodation comprises of kitchen/dining room and living room. The kitchen has a built in oven, space for two under counter appliances and an electric fire. The living room has a feature wood burner and stairs that lead to the first floor.

Upstairs is a large double bedroom with double aspect, another double bedroom and a bathroom with shower over the bath..

There is parking for 1-2 cars off road and a small area of garden.

The rent is exclusive of all utility bills including council tax, mains electric and Gas. Water is included in the rent. There is LPG Gas central heating. The property is unfurnished. As stated on the Ofcom website indoor mobile signal is likely, outdoor mobile signal is good and there is Ultrafast broadband available. There is a very low risk of flooding as stated by the GOV.UK website.,

Rent - £1,095.00 per calendar month / £252.00 per week
Holding Deposit - £252.00
Security Deposit £1,263.00
Council Tax Band - TBC
EPC Band -D

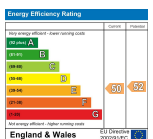


SITUATION

Dalwood has a community stores/post office, village hall, parish church and popular inn, The Tuckers Arms, mid C17 with later alterations and addition. Dalwood is located almost midway between the ancient market towns of Axminster, home of the River Cottage Canteen and Deli, and Honiton known for its antique shops. Both offer all of the facilities one would expect including a range of independent shops, restaurants and recreational facilities including swimming pools as well as main line railway stations. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb and sand beach. There are good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

DIRECTIONS

what3words - ///eyeliner.family.torches



BridLets/RT/29.10.25



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