



The Beehive Doddiscombsleigh, Exeter, Devon EX6 7PR

A detached bungalow with beautiful gardens in a sought-after Teign Valley village.

Exeter 7 miles / A30 4 miles

• Four bedroom bungalow • Sought-after Devon village • Integral Garage • Well-maintained Gardens • Summer House • Council Tax Band F • Deposit: £2134 • Term: 6 or 12 Months • Pets Considered • Tenant Fees Apply

£1,850 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk



DESCRIPTION

The Beehive is a very well-appointed detached bungalow with beautiful gardens, integral garage and driveway. The property which is immaculately presented and offers all the benefits of modern living. Available End of November. Tenant Fees Apply.

ACCOMMODATION

Front door leads to the tiled reception hallway leading to the principal living room. There is a wonderful L-shaped, dual aspect sitting room/dining room with wall-mounted inset Scan wood burner and engineered oak wooden flooring. The kitchen has a range of matching eye and base level units, electric oven, induction hob and dishwasher. Tiled floor with underfloor heating. There is a utility room with tiled floor. The main bedroom has an engineered oak floor and mirrored wardrobe, a contemporary en suite shower room with Porcelanosa tiling, large walk-in shower cubicle, wc, bidet and wash basin as well as underfloor heating. There are three further double bedrooms and a family bathroom.

GARDENS

The property is approached via five bar wooden gates to a large gravel parking and turning area. This in turn gives access to the double garage with remote controlled electrically powered doors, light and power supply, and ample storage.

The formal and landscaped gardens surround the bungalow and are laid principally to level lawn with paved patio to the south-facing rear of the property. There is a summerhouse, shed, and greenhouse with a well-established vegetable plot.

SITUATION

The property is situated on the fringes of the Teign Valley village of Doddiscombsleigh. The village has a strong community with church, primary school and famed public house (The Nobody Inn). The village lies on the eastern side of the valley, just outside the boundary of the Dartmoor National Park. The village of Lower Ashton is nearby and has an excellent pub. The university and cathedral city of Exeter lies just seven miles via the most direct route and has a wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to London Waterloo and Paddington and Exeter International Airport lies four miles to the east of the city.

SERVICES

Metered mains water and mains electricity. Private drainage. Oil-fired central heating.

DIRECTIONS

From Exeter proceed on the A38 towards Plymouth. At the



top of Haldon Hill turn left signed Dunchideock and Exeter Racecourse. Turn immediately right and pass under the A38 following the signs for Dunchideock. After passing Haldon Belvedere turn left signed Ashton and Doddiscombsleigh. After ½ a mile turn right signed Doddiscombsleigh. Proceed into the village passing the inn on the left, bear right passing the school on the right, and continue for 400 metres where The Beehive will be found as the last property on the left.
What3words - train.tolerable.cake

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available end of November. RENT: £1850 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be an extra £25 per pet. DEPOSIT: £2134, 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.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		78	90
England & Wales		EU Directive 2002/91/EC	