



## 1 Marlborough Cottages , Clyst Honiton, Exeter, Devon EX5 2HN

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A charming two bedroom semi detached cottage in a semi-rural location yet close to Exeter City. The property comprises an open plan kitchen/dining room, sitting room, downstairs cloakroom and bathroom. Outside there are two x outbuildings, good size garden and driveway parking for multiple cars. Underfloor heating throughout.

Exeter City Centre 4.8 Miles / Exeter Airport 1 Mile

• Available July • Semi Detached Two Bedroom • Good Size Garden • Open Plan Kitchen/Dining Room • Driveway Parking • Council Tax Band B • Deposit: £1615 • Term: 6 - 12 Months • Pets Considered • Tenant Fees Apply

**£1,400 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A charming two bedroom semi detached cottage in a semi-rural location yet close to Exeter City. The property comprises a stunning open plan kitchen/dining room, sitting room, downstairs cloakroom and bathroom. Outside there are two x outbuildings with electrics and lighting, good size garden and driveway parking for multiple cars. Underfloor heating and double glazing throughout. Council Tax Band B. Pets Considered. Available Early July. Tenant Fees Apply.

## ACCOMMODATION

Front door located to the side of the property opens into -

## ENTRANCE HALLWAY

Window to the side and door to -

## DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and obscure window to the rear aspect.

## KITCHEN/DINING ROOM 12'1" x 11'9"

Spacious open plan living space with floor and wall mounted cupboards and drawer units. Central island with cupboards under and breakfast bar with two stools. Aga + Induction hob. Belfast sink with mixer tap over. Dishwasher and space for an American style Fridge/freezer. Window to the side aspect with views of the garden.

## SITTING ROOM 12'9" x 10'5"

Two windows to the front aspect, arch with inset with shelving. Stairs lead to -

## LANDING

Window to the side aspect, doors to -

## BEDROOM ONE 12'9" x 10'5"

Built in wardrobe with rail and shelving.

## BEDROOM TWO 7'10" narrowing to 3'11" x 7'2" narrowing to 5'2"

Window to the rear.

## BATHROOM

Bath with shower over and mixer tap. Wash hand basin set in vanity unit with LED mirror over and low level WC. Shelving in alcove and window to the rear.

## OUTSIDE

Two out buildings with space for white goods. Electricity supply and storage. Outside hot water tap. Lawn, vegetable patch and gravel driveway.

## SERVICES

Electric, oil and mains water. Council Tax Band B.

Super Fast Fibre.

Inside of the property EE, O2 Likely / Outside EE, Three, O2 and Vodafone.

Provided by Of Com.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available July. RENT: £1400 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pet there will be an extra charge of £25 per pet,. DEPOSIT: £1,615, 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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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		83
81-91 B		
69-80 C	69	
55-68 D		
44-54 E		
35-43 F		
21-34 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC