



2 Leigh House Church Road, Whimble, Exeter, Devon
EX5 2TA

A well-presented 2 bedroom cottage with private garden in central village position

Whimble Primary School 0.2 miles; M5 (J29)/Exeter Airport 6 miles; Central Exeter 9 miles.

• Popular village with train station • Within walking distance of amenities, including primary school • Kitchen/dining room • 2 bedrooms • Enclosed garden • No Parking • Deposit: £1153 • Sorry No Pets • Term: 6 or 12 Months • Council Tax Band B

£950 Per Calendar Month

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

DESCRIPTION

No. 2 Leigh House is a charming two bedroom terraced cottage, located in a convenient central position within the village. The property is well-presented throughout with a combination of original character features with modern attributes.

ACCOMMODATION

The entrance porch opens through to the kitchen/dining room with a range of units, including a fridge/freezer, under-counter single oven, ceramic hob and extractor hood. A step leads up to an additional storage space under the stairs. There is an internal hall with steps to the sitting room and a door opening to the shower room that has a wide shower and WC. The sitting room includes a wall-hung electric fire and two high-level windows that brighten the room with natural light. Beyond the sitting room is a small utility with access to the rear garden. On the first floor are two bedrooms, including a large principal bedroom to the front, and bathroom with shower over the bath.

The rear garden, accessed from the utility via a slabbed pathway, is mainly laid to lawn with the front part of the garden being raised with shrub-planted borders and closeboard fencing along the boundaries. The path continues to the top part of the garden, past a separating and established hedge and oil tank, with a decked seating area and service access to the side.

SITUATION

Whimble is a popular East Devon village maintaining a thriving community and an excellent range of amenities, including primary school, general store and Post Office, pub, church and doctor's surgery, along with a train station on the Waterloo line.

Ottery St Mary, to the east, offers a good range of amenities, including a supermarket and a selection of independent shops, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre. Transport links are very accessible, the A30, M5 (junction 29) and Exeter International Airport are all within easy reach.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. EPC Band E. Council Tax Band B.

Of Com -

Broadband: Download / upload

Standard 16 Mbps 1 Mbps

Superfast 80 Mbps 20 Mbps

Ultrafast 950 Mbps 950 Mbps

Phone Coverage - Inside EE, Three, 02 and Vodafone Limited

Outside - Likely

Provided by Ofcom.

DIRECTIONS

From the Daisymount exit on the A30 east of Exeter follow the



signposts to Whimble, Rockbeare and Cranbrook. Proceed for a mile turning right signposted Whimble continuing into the village. The property is on your left before you reach Whimble Stores. Parking can be available in the square and large Whimble car park.

LETTING

The property is available to let on a assured shorthold tenancy for 6 or 12 months, furnished and is available November. RENT: £950pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1096 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.

RENTERS' RIGHTS BILL

Renters' Right Act

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/_roadmap.pdf





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 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC