



Ropley Cottage Offwell, Honiton, Devon EX14 9SL

A beautifully presented furnished cottage in sought after village location.

Honiton 3 Miles; Exeter 20 Miles;

- Sitting/Dining Room • Kitchen • Two Bedrooms • Two Ensuite Bath/Shower Rooms • Parking/Courtyard Garden • A Pet Considered (Terms Apply) • Available Early April • Deposit: £1,003 • Council Tax Band: D • Tenant Fees Apply

£870 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



ACCOMMODATION INCLUDES

Thatched porch with solid door to cottage.

SITTING/DINING ROOM

Dual aspect with inglenook fireplace and inset gas fired stove, window seat, storage cupboard, wood floor and under floor heating.

KITCHEN

Dual aspect comprising range of cream fronted wall, base and drawer units, wood worksurface with inset butler sink, electric oven, ESSE Range with extractor, integrated dishwasher, fridge and freezer, tiled floor with under floor heating.

BEDROOM/SNUG

With patio doors to garden and stable back door, cupboard to water tank and washing machine, tiled floor with under floor heating.

ENSUITE SHOWER ROOM

White suite comprising large shower cubicle, wash hand basin, low level WC, heated towel rail, mirror cabinet, tiled floor with under floor heating.

MASTER BEDROOM

Door from the sitting room provides access to the wooden stairs which lead to the main bedroom.

Good sized double with feature brick fireplace and feature stove, window seat, beams, electric heater and wood floor.

BATHROOM

Spacious bathroom with white suite comprising bath with mixer tap shower spray, low level WC, wash hand basin, mirror, heated towel rail, double wardrobe, window seat, beams and wood floor.

OUTSIDE

To the side of the property there is hardstanding parking. To the rear of the cottage there is an enclosed private courtyard garden with mature shrub beds, plant pots, table and chairs. There is a small shed which houses the propane gas cylinders.

SERVICES

Mains electric, water and drainage. Propane gas. Council Tax Band: D
EPC Band: E

SITUATION

The cottage is situated in a quiet rural country setting in the heart of the popular village of Offwell. The village benefits from Parish Church, primary school, social club. The popular market town of Honiton is approximately 3 miles drive and provides



an extensive range of facilities, A30/A303 and main line railway link. The Cathedral City of Exeter and County Town of Taunton are both within 35 minutes drive.

DIRECTIONS

From Honiton proceed on the A35 towards Axminster and after approximately 2 miles just before the Windmill Garage Service Station turn right towards Offwell. Proceed into the village turning right opposite the Primary School, just past the Church. Proceed down the hill for approx. half a mile and Ropley can be found on the right handside.

LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy and is available Immediately. RENT: £870 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £895 per month. DEPOSIT: £1,003 returnable at the 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. Usual references required. No Smokers/Children. A Well Behaved Pet Considered (Terms Apply). Would Suit Professional(s). Viewing strictly through the Agents.

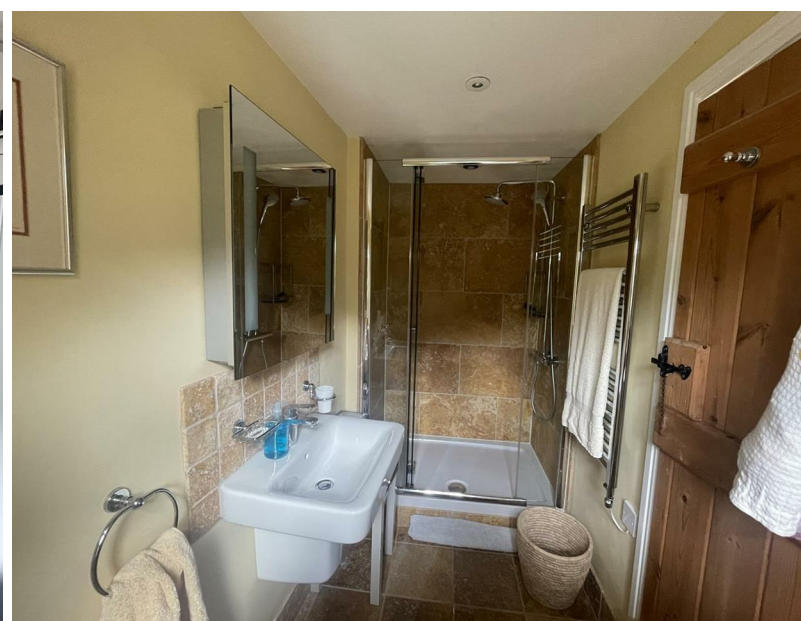
HOLDING DEPOSIT AND TENANT FEES

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. 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.





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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus	A		
121-381	B		
69-120	C		
35-68	D		
15-34	E	39	71
1-14	F		
0-14	G		
The less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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