



The Stables , Combe Raleigh, Honiton, EX14 4UQ

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A surprisingly spacious detached house situated in idyllic location with stunning countryside views.

Honiton 2.5 miles; Exeter 16 miles; Taunton 18.5 miles;

- Three Reception Rooms • Kitchen / Breakfast Room • Three Bedrooms • Three Bath / Shower Rooms • Parking / Garden • Available Early March • 12 months plus • Deposit: £1,269 • Council Tax Band: TBC • Tenant Fees Apply

£1,100 Per Calendar Month

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## ACCOMMODATION INCLUDES

Part glazed door leads into;

### HALLWAY

With stairs rising, telephone point, storage cupboard, radiator and wood effect laminate floor.

Doors into;

### SITTING ROOM 16'11" x 12'3"

Spacious room with brick fireplace and inset woodburner, beams, television point, radiator and wood effect laminate floor.

Double doors lead into the conservatory.

### DINING ROOM 10'9" x 10'6"

Dual aspect with beams, radiator and wood effect laminate floor.

### UTILITY ROOM

Comprising range of wall, base and drawer units, worksurface with inset stainless steel sink unit, space for washing machine and fridge freezer, coat hooks, radiator and tiled floor.

Part glazed door leads into;

### BOOT ROOM 7'8" x 7'4"

With door to courtyard, tiled floor and cupboard housing the oil fired boiler.

### KITCHEN / BREAKFAST ROOM

Comprising range of wall, base and drawer units, worksurface with inset sink unit, integrated dishwasher, fridge freezer, electric double oven, two ring electric hob and oil fired AGA. Breakfast bar area with tiled flooring throughout.

Doors into;

### CONSERVATORY 16'11" x 9'2"

Dual aspect with fitted blinds and door to rear, the conservatory benefits from lovely views across the adjoining countryside, radiator and tiled floor.

### SHOWER ROOM

White suite comprising vanity unit wash hand basin, mirror, shaver light/socket, WC with high level cistern, shower cubicle, extractor fan, fully tiled and door to storage cupboard.

### STAIRS TO LANDING

Stairs lead to landing area with storage cupboard and large airing cupboard, beams, Velux window and fitted carpet.

Doors to;

### MASTER BEDROOM 17'7" x 10'4"

Triple aspect with fitted wardrobes, drawers and dressing table, beams, radiator and fitted carpet.

Door to;

### ENSUITE

White suite comprising vanity wash hand basin and WC unit with drawers and storage, mirror, shaver light/socket, shower cubicle, storage cupboard, beams, Velux window, radiator and vinyl floor.

### BATHROOM

Comprising bath with mixer tap shower spray, shower screen, vanity wash hand basin and WC with drawers and storage, Velux window, beams, radiator and fitted carpet.

### BEDROOM TWO 10'11" x 10'4"

Dual aspect double with beams, radiator and fitted carpet.





### BEDROOM THREE / STUDY

12'5" x 7'1"

Single bedroom or spacious home office, with two storage cupboards, Velux window, beams, radiator and fitted carpet.

### OUTSIDE

The property benefits from parking for two vehicles.

The courtyard garden wraps around the property providing ample seating areas and views over the adjoining countryside. A pathway leads down to a large shrub area with mature trees, shrubs and flowers plus a further gravel seating area.

There is a small greenhouse attached to the side of the property.

### SERVICES

Mains electric (solar panels). Oil fired central heating. Private water supplied via a well. Septic tank drainage. Council Tax Band: TBC  
EPC Band: E

### SITUATION

The Stables is set in a quiet corner of the Blackdown Hills, surrounded by 74 acres of farmland. The property has stunning views across the valley and is situated between the villages of Combe Raleigh and Dunkeswell. The popular town of Honiton is a few minutes drive to the South with an extensive range of facilities, main line railway link and A30/A303.

### DIRECTIONS

From Honiton proceed in a Northerly direction towards Dunkeswell, follow the road (Combe View) for just over 2 miles and the entrance to Ellishayes Farmhouse and Dance Studio can be found on the right hand side. Follow the track down and the house can be found at the end on the right handside.

### LETTING

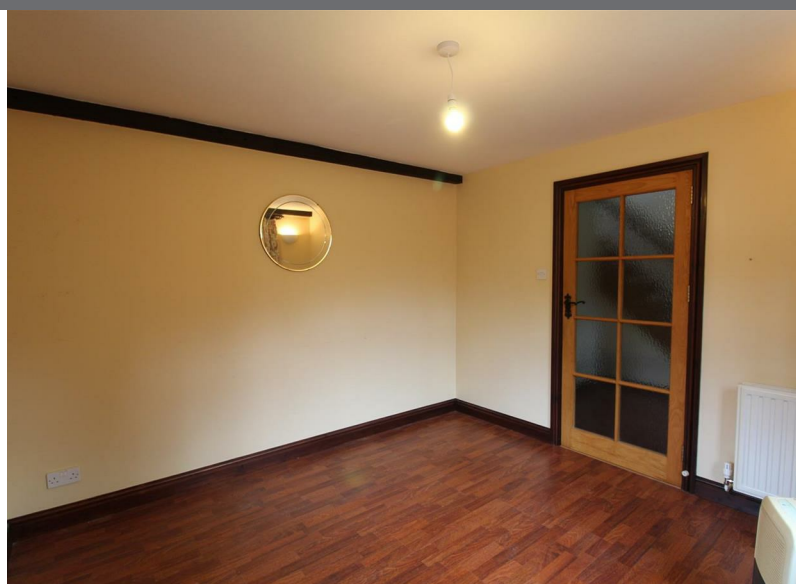
The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, furnished and is available from Early March. Rent: £1,100 per calendar month exclusive of all charges but INCLUSIVE of water. Where the let permits a pet the rent will be increased to £1,150 per calendar month. Deposit: £1,269 returnable at end of tenancy subject to any deductions. All deposits for a property let by 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 Dog (terms apply) Considered. Viewings strictly by appointment with 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
100% energy efficient - lower running costs			
392 plus)	A		88
181-391)	B		
109-180)	C		
55-108)	D		
39-54)	E	42	
21-38)	F		
1-20)	G		
100% 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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