



Barn Owl Cottage Underdown Farm, Upottery, Honiton,
Devon EX14 9QR

A substantial character cottage adjacent to Grade II Listed farmhouse with superb views.

Honiton 5.5 Miles; Taunton 13.5 Miles; Exeter 22.5 Miles;

• Three Reception Rooms • Fitted Kitchen • Four Double Bedrooms • Three Bathrooms • Parking and Gardens (Gardening Included) • A Pet (terms apply) / Older Children Considered • Available Immediately • Deposit: £2,019 • Council Tax Band: D • Tenant Fees Apply

£1,750 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

From front door, leading to;

SPACIOUS HALLWAY

With rush matting flooring, coat hooks, radiator, further door to rear.

SITTING ROOM

An extensive room with beamed ceiling, radiators, stairs rising, television point, steps leading down to;

SNUG ROOM/2ND SITTING ROOM

With beamed ceiling, television, door to outside.

FROM HALLWAY

Steps leading to;

BREAKFAST ROOM

With radiator, airing cupboard, further cupboard under stairs, telephone point. Step up to;

KITCHEN

With range of modern fitted wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, plumbing for automatic washing machine, fridge and freezer space, fitted dishwasher, fitted electric oven with extractor, oil fired boiler running domestic hot water for central heating, stable door to outside.

FIRST FLOOR

From breakfast room, stairs rising to first floor landing area with doors to;

BEDROOM TWO

Double with beamed ceiling, built-in wardrobe, television point, radiator, glazed doors leading to balcony area overlooking sitting room.

BATHROOM

Large bathroom comprising bath with mixer tap shower spray, modern walk-in shower cubicle, low level WC,, wash hand basin and radiator.

BEDROOM FOUR

Double with beamed ceiling, extensive built-in wardrobes and cupboards and radiator.

FROM SITTING ROOM

Stairs rising to second landing area with doors to;

BEDROOM ONE

Double with built-in wardrobe and radiator.

BATHROOM

Comprising bath with mixer tap shower spray, low level WC, wash hand basin and radiator.

BEDROOM THREE

Double with built-in wardrobe and radiator.

EN-SUITE BATHROOM

Comprising bath with mixer tap shower spray, low level WC, wash hand basin and radiator.

OUTSIDE

The property adjoins Underdown Farm with associated yards

and buildings. (This is not a working farm). Separate access from the main drive leads round to the rear of the property with gravel parking for a couple of vehicles. There is an allocated garden area to the rear.

SERVICES

Mains Electric. Septic Tank Drainage. O.F.C.H. Private water is included within rent. Council Tax Band D.

SITUATION

The property is situated in an elevated sheltered position with outstanding views over adjoining countryside. The property is approached via its own long sweeping drive and is a short distance from the main A30. The popular village of Upottery is approximately 1 mile away with primary school, public house, church and other village amenities. The market town of Honiton is 4 miles to the west with an extensive range of shops and facilities, mainline railway link. The cathedral city of Exeter and county town of Taunton are both within 30 minutes drive with M5 junctions.

DIRECTIONS

From Honiton High Street proceed in an easterly direction following the signposts for the A30. Continue along the A30 through the village of Monkton and after approximately 1 mile turn left signposted Rawridge. Continue along this road for approximately 0.7 mile and the long drive to Underdown Farm will be found on the right hand side. Proceed along the drive bearing right near the top. Barn Owl Cottage will be found at the end of the drive on the left hand side adjacent to the gravelled area.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available Immediately. RENT: £1,750 per calendar month exclusive of all charges but INCLUSIVE OF WATER AND GARDENING. Where the agreed let permits pets the rent will be £1,800pcm. DEPOSIT: £2,019 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. No Smokers. A Pet (terms apply)/Older Children Considered. Viewing strictly through the Agents.

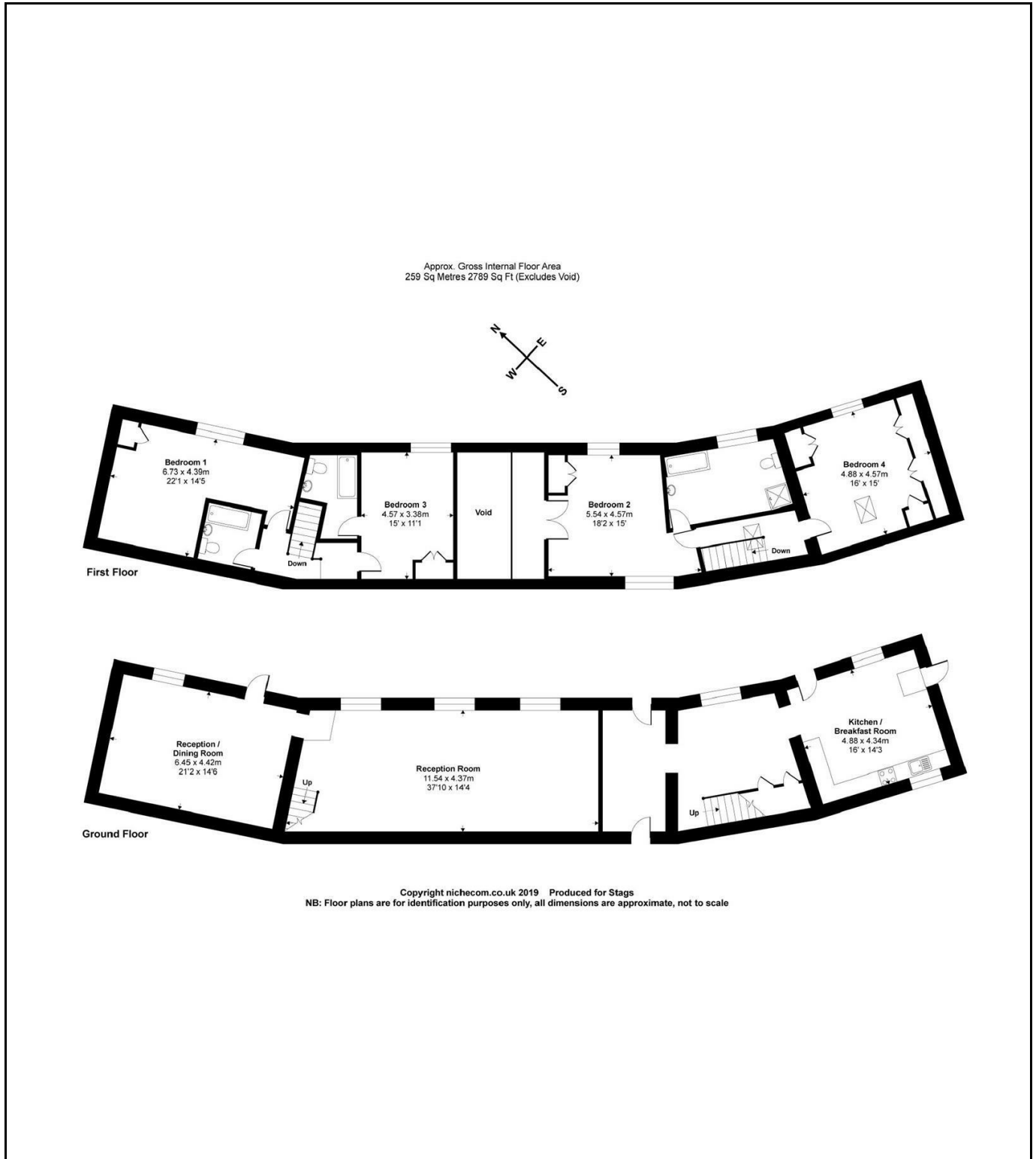
HOLDING DEPOSIT AND TENANT FEES

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.

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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) 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			
		40	86
England & Wales		EU Directive 2002/91/EC	