



Rose Cottage , Escot Park, Ottery St. Mary, Devon EX11 1LU

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A beautifully presented detached property in the heart of Escot Park.

Exeter 12 miles Honiton 6 miles

• Sitting Room • Kitchen/Dining Room • Three Double Bedrooms • Gardens, Garage & Parking • A Child Considered • Available Mid May • 12 months plus • Deposit: £1,730 • Council Tax Band: C • Tenant Fees Apply

£1,500 Per Calendar Month

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## ACCOMMODATION INCLUDES

Door from front leads into

## ENTRANCE PORCH

With original tiled floor, meter cupboard and door to

## SITTING ROOM 18'11" x 16'0"

Triple aspect room with window seats, stairs rising, under stairs cupboard, double doors to airing cupboard and water tank, radiators and fitted carpet.

## KITCHEN / DINING ROOM 19'2" x 18'4"

KITCHEN AREA: Comprises of cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, extractor fan, space for electric cooker and space with plumbing for washing machine and dishwasher, fitted flooring.

DINING ROOM: Dual aspect with door to front and patio doors to garden, breakfast bar, radiator and fitted flooring.

## CLOAKROOM

White suit comprising low level WC, wash hand basin, heated towel rail and fitted flooring.

## STAIRS & LANDING

Stairs from sitting room lead to split level landing with newly fitted carpet, beams and doors to

## BEDROOM ONE 19'5" x 12'2"

Good sized double with large feature window, Velux window, beams, radiators and fitted carpet.

## ENSUITE BATHROOM

White suite comprising bath with mixer tap shower spray, vanity unit wash hand basin, low level WC, heated towel rail, extractor fan and fitted floor.

## SHOWER ROOM

White suite comprising of walk in shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, extractor fan and fitted floor.

## BEDROOM TWO 14'6" x 10'1"

Double with feature fireplace, beams, built in cupboard/wardrobe, radiator and fitted carpet.

## BEDROOM THREE 18'1" x 6'6"

Double with radiator and fitted carpet.

## OUTSIDE

Steps from the lane lead to the front of the property with footpath around the property to the rear.

The gardens are mainly laid to lawn with mature shrubs and trees.

There is a single garage for the tenants use, plus a turning circle and parking area has been created above the garden and garage, steps from the parking area lead down to the garden and to the front of the house.

## SERVICES

Mains Electric. Council Tax Band: C

Metered water and drainage, payable directly to the landlords annually.

Biomass boiler running domestic hot water and full central heating, payable directly to the landlords on a quarterly basis.

## SITUATION

The property is situated within the heart of Escot Park, which is 1,100



acres of traditional rural estate, with open views across adjoining countryside. A short distance is the popular village of Talaton, with public house, and village shop/Post Office. The popular village of Feniton with a range of local shops, services, primary school and mainline railway link is 5 minutes drive. The larger town of Ottery St Mary is approximately 5 minutes drive to the south providing an extensive range of facilities, and the cathedral city of Exeter with M5 junction/airport is 10 minutes drive to the west. The property provides easy access onto the A30 at the Daisy Mount roundabout.

### **DIRECTIONS**

From Honiton, proceed in a westerly direction taking the first exit off the A30 after approximately 1 mile. Proceed along the old A30, at Fairmile in the bottom of the dip turn right sign posted Larkbeare/Talaton/Escot. Proceed along this road and the entrance to Escot is on the right hand side. Follow the drive and at the green grass triangle junction turn left. After a short distance turn right in front of the café/shop arch entrance and follow the lane around, under the bridge and Rose Cottage can be found after a short distance on the right handside.

### **LETTING**

The property is available to let unfurnished on a 12 month renewable shorthold tenancy, unfurnished and is available from Mid May. RENT: £1,500 per calendar month exclusive of all charges. DEPOSIT: £1,730 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. Usual references required. No Smokers/Pets. A Child Considered. Viewing strictly through the Agents.

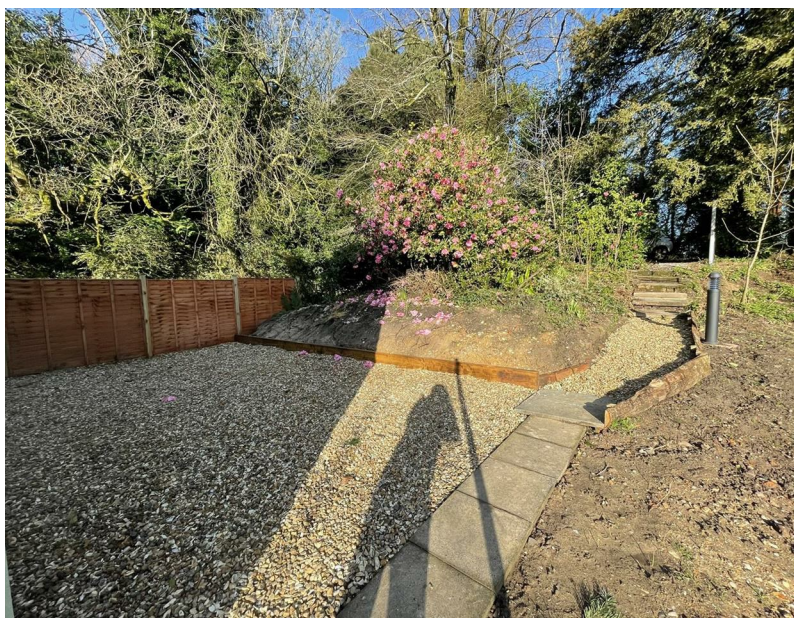
### **HOLDING DEPOSIT AND TENANT FEES**

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. 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			
192 plus) A			
134-191) B			
109-133) C		69	79
82-108) D			
65-81) E			
49-64) F			
35-48) G			
Not 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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