



32 Hollingarth Way, Hemyock, Cullompton, Devon EX15
3XB

A well presented detached house situated in the heart of
this sought after location within Uffculme Catchment.

Honiton 10 Miles; Taunton 10 Miles

- Sitting/Dining Room • Kitchen • Three Bedrooms • Family Bathroom • Garden/Garage/Parking • Available Ealy June • 6 / 12 months plus • Deposit: £1,153 • Council Tax Band: C • Tenant Fees Apply

£1,000 Per Calendar Month

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



ACCOMMODATION INCLUDES

Part glazed door from front to

HALLWAY

With stairs rising, under stairs cupboard, electric panel heater, telephone point, wood laminae flooring and doors to

CLOAKROOM

Comprising low level w.c, wash hand basin and coat hooks.

SITTING / DINING ROOM 22'0" x 11'7"

Dual aspect room, with patio doors to the rear garden, electric panel heating and wood effect laminate throughout.

SITTING ROOM: With television point and electric fire place.

DINING AREA: With space for table and chairs.

KITCHEN

Comprising of wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker space, extractor fan, space and plumbing for washing machine and dishwasher, space under for fridge and freezer, electric panel heater, linoleum flooring and part glazed door to side.

STAIRS AND LANDING

Stairs from hall rise to landing with fitted carpets, loft hatch, telephone point, electric heater and doors to

BEDROOM ONE 12'2" x 9'11"

Double with views over the rear garden and adjoining countryside, panel heater and fitted carpet.

BEDROOM TWO 11'10" x 8'10"

Double with panel heater and fitted carpet.

BEDROOM THREE 8'8" x 6'4"

Single with built in wardrobe, door to airing cupboard, panel heater and fitted carpet.

FAMILY BATHROOM

White suite comprising bath with electric shower, shower screen, low level WC, wash hand basin, medicine cabinet, electric towel rail, extractor fan, wall heater and linoleum floor.

OUTSIDE

To the front of the property is a small lawn area with boundary hedge, pathway to covered porch.

To the side is the drive with parking for two vehicles to the front of the GARAGE; with power and light.

The rear garden is a good size and is split into different areas to include, patio area with steps to patio doors, gravel area with pot plants, raised decking area, lawned area with flower beds and garden shed.

SERVICES

Mains electric, water and drainage. Council Tax Band: C

EPC Band: E

SITUATION

The property is situated within the popular village of Hemyock which provides a good range of local shops and services, public house



etc. Hemyock is approximately 10 minutes drive from the larger town of Wellington with M5 junction and further extensive range of facilities and a further short distance from the county town of Honiton and Taunton with mainline railway links and extensive range of shopping and educational facilities.

DIRECTIONS

From Honiton, proceed through the village of Dunkeswell towards the airport. Proceed across the aerodrome and pass Mansell Raceway. Continue on this road for about 2.5 miles until you start to go down Cornhill into the village of Hemyock. You will pass Heymock Castle and St Marys Church on your left and The Catherine Wheel public house on your right. At the junction turn right and follow the road round into Fore Street (signed Taunton/Churchingford), Follow the road around into Station Road, passing the bowling club on your right and taking the right turn into Hollingarth Way. Follow the road to the end and No. 32 can be found on the right hand side, a Stags board will be present.

LETTINGS

The property is available to rent for a period of 6/12 months on a renewable Assured Shorthold Tenancy, unfurnished and is available from Early June. RENT: £1,000 per calendar month exclusive of all charges. DEPOSIT: £1,153 returnable at the end of the 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.





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			
92-100	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			
		41	78
England & Wales		EU Directive 2002/91/EC	