



## Victoria Cottage , Dunkeswell, Honiton, Devon EX14 4SQ

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A beautifully presented detached family home situated in an idyllic elevated position on the edge of Dunkeswell

Honiton 4 Miles; Exeter (M5 Junction) 18 Miles; Cullompton (M5) 10 miles;

- Three Reception Rooms • Kitchen/Utility Room • Four Double Bedrooms • Two Bath/Shower Rooms • Garden / Garage / Parking • A Pet (terms apply)/Children Considered • 12 month plus • Deposit: £2,048 • Council Tax Band: E • Tenant Fees Apply

£1,775 Per Calendar Month

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## ACCOMMODATION INCLUDES

Steps from the front lead to a covered porch with solid front door to

### HALLWAY

Good sized entrance hallway with tiled flooring, radiator, stairs rising, under stairs cupboard and doors to

### SITTING ROOM

**16'8" into bay x 12'9" into chimney recess**

Dual aspect room with window seat over looking the garden, large open fire with mantel, television and telephone points, radiator and fitted carpet.

### DINING ROOM

**12'9" x 10'8"**

With views over the front and across the adjoining countryside, dual facing wood burner, storage cupboard, radiator, tiled flooring and arch through to

### KITCHEN

**12'8" x 8'5"**

Comprising of cream fronted wall, base and drawer units, wood work surfaces with inset 1½ ceramic sink unit, AGA, free standing electric cooker, shelving, dual facing wood burner, tiled flooring and arch through to

### UTILITY

Comprising of cream fronted base units, wood effect work surface with inset stainless steel sink unit, wall mounted gas fired boiler running the domestic hot water and central heating, white goods to include tall fridge and freezer, Velux window, radiator and tiled flooring.

### STUDY

**11'6" x 10'5"**

With views over the garden, radiator and fitted carpet. Steps and door lead to

### BOOT ROOM

**11'8" x 6'1"**

With tiled flooring, solid door to garden, coat hooks, built in shoe racks, Velux window, panel heater and door to

### SHOWER ROOM

Comprising double walk in shower cubicle with waterfall shower head, low level W.C, wash hand basin, heated towel rail, extractor fan, Velux window and vinyl tiled floor.

### STAIRS AND LANDING

Stairs from hallway lead to landing with loft hatch, fitted sea grass flooring and doors to

### BEDROOM

**11'9" x 10'6"**

Double with radiator and fitted carpet.

### MASTER BEDROOM

**13'2" x 12'10" into chimney recess**

Dual aspect double with feature fireplace, built in wardrobes, built in unit with wash hand basin, mirror, television point, radiator and fitted carpet.

### FAMILY BATHROOM

White suite comprising roll top bath, walk in shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail and vinyl tiled floor.

### BEDROOM

**12'10" into chimney recess x 9'5"**

Double with feature fireplace, radiator and sea grass fitted flooring.

### BEDROOM

**10'6" x 10'9" (front of wardrobes)**

Double with built in wardrobes, door to airing cupboard, radiator and sea grass fitted flooring.





## OUTSIDE

Victoria Cottage is set within its own gardens which are laid mainly to lawn with fruit trees, flower beds, bordered hedges and a paved seating area. The tenants have use of the log store and green house. Adjacent to the garden is a private parking area for a couple of vehicles, a detached garage with electric door, power and light and storage area to the rear. Across the no through lane is an area of additional parking for one vehicle.

## SERVICES

Mains electric and LPG Gas. Private Drainage. An additional £30 per month is payable directly to the landlords as a contribution towards water charges. Council Tax Band E.

## SITUATION

The property is situated in a beautiful rural location on the edge of the Wolford estate with stunning views across the adjoining countryside. The property is a short distance from Dunkeswell providing a useful range of shops and services. The market town of Honiton is approximately 10 minutes drive to the south providing an extensive range of facilities, main line railway link, A30/A303 with the Cathedral City of Exeter and County Town of Taunton both within 25 minutes drive.

## DIRECTIONS

From Honiton proceed towards Dunkeswell and at the top of Windgate Hill bear left taking the signpost for Dunkeswell. Follow the road and just after passing the main entrance to Wolford Estate turn left sign posted Wolford Chapel, Victoria Cottage is the second house on the right.

## LETTING

The property is available to rent on a long let for an initial period of 12 months on a renewable Assured Shorthold tenancy, unfurnished and is available from Beginning August. RENT: £1,775 per calendar month with an additional £30 per month as a contribution towards water charges but exclusive of all charges. If the let permits a pet the rent will be increased to £1,795pcm. DEPOSIT: £2,048 returnable at end of tenancy subject to any deductions. The landlord holds and registers the deposit for this property and it is administered in accordance with the Deposit Protection Scheme. Usual references required. No Smokers. A Pet (terms apply) / Children Consider. 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
69-80	C		
55-68	D		
39-54	E	40	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	