



The Stables, Offwell, Honiton, Devon EX14 9SA

A beautifully presented end-terraced cottage in sought after village location.

Honiton 3 Miles; Exeter 20 Miles; Taunton 20 Miles;

- Spacious Sitting/Dining Room • Kitchen • Two Bedrooms Both Ensuites • Garden/Parking • Available Immediately • Suit Working Professional(s) • 6 months plus • Deposit: £1,038 • Council Tax Band: B • Tenant Fees Apply

£900 Per Calendar Month

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



ACCOMMODATION INCLUDES

Part glazed door leads to

SITTING / DINING ROOM **21'3" x 15'9"**

Steps down from front door lead to a spacious dual aspect room with fireplace and electric effect woodburner, radiators, television point and wood flooring.

CLOAKROOM

Comprising low level WC, wash hand basin and vinyl floor.

KITCHEN

Comprising cream fronted wall, base and drawer units, worksurface with stainless steel sink unit, electric oven and hob, space for dishwasher and fridge freezer, vinyl floor, part glazed stable door to rear and stairs rising.

STAIRS TO LANDING

Stairs lead to landing with fitted carpet, radiator and door to walk in wardrobe.

BEDROOM ONE **10'7" x 9'10"**

Double with radiator and fitted carpet.

Door to

ENSUITE BATHROOM

White suite comprising bath with mixer tap shower spray, pedestal wash hand basin, low level WC, heated towel rail, Velux window and vinyl floor.

BEDROOM TWO **10'10" x 7'6"**

Single/small double with radiator and fitted carpet.

Door to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail and vinyl floor.

OUTSIDE

To the front of the property is a area of lawn with gravel pathway to front door and open fronted storage area. To the rear is a cobbled courtyard enclosed and divided by flower planters. There is a utility room available for the tenant's use with washing machine, tumble dryer and sink.

Adjacent to the driveway there is a gravel parking area with allocated parking for two cars for The Stables.

SERVICES

Mains electric via sub meter, payable directly to the landlord.

Mains water and drainage; the bill is split between the 3 cottages, payable directly to the landlords

Biomass heating; the bill is split between the 3 cottages and is payable directly to the landlords

Council Tax Band: B

SITUATION

The Stables is situated in a quiet rural country setting in the heart of the popular village of Offwell. The village benefits from Parish Church, primary school, social club. The market town of Honiton is approximately 3 miles drive and provides an extensive range of facilities, A30/A303 and main line railway link. The Cathedral City of Exeter and County Town of Taunton are both within 35 minutes drive.

DIRECTIONS

From Honiton proceed on the A35 towards Axminster and after approximately one and a half miles turn right signposted Offwell (before the BP garage). Continue into the village and at the sharp left bend turn right to Offwell House. Continue up the drive and just before the gravel parking area to the main house follow the drive off to the right and immediately on the left is a gravel parking bay for The Stables.

LETTINGS

The property is available to rent un/part furnished for a period of 6 months plus on a renewable Assured Shorthold Tenancy and is available Immediately. RENT: £900 per calendar month exclusive of all charges. DEPOSIT: £1,038 returnable at the 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/Children. Would Suit Working Professional(s). 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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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.

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



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