



9 Little Down Orchard, Newton Poppleford, Sidmouth,  
Devon EX10 0BQ

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A spacious three bedroom detached house in quiet  
cul-de-sac in sought after village location.

Sidmouth 4.5 Miles; Exeter 15 Miles; Honiton 13 Miles

• Sitting Room • Kitchen/Dining Room • Large Utility/Boot Room • Family  
Bathroom • Garden/Garage/Parking • Available Immediately • 12 months  
plus • Deposit: £1,269 • Council Tax Band: E • Tenant Fees Apply

£1,100 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION INCLUDES

Solid door from covered porch leads to;

### HALLWAY

Stairs rising with under stairs cupboard, electric heater, telephone point and fitted carpet.

### SITTING ROOM

Dual aspect room with feature tiled fireplace, television point, electric heater, fitted carpet and curtains.

Glazed door to;

### KITCHEN / DINING ROOM

Spacious dual aspect room with fitted carpet throughout, blinds and curtains.

DINING AREA: Space for table and chairs, electric heater, television point and breakfast bar.

KITCHEN: Comprises cream fronted wall, base and drawer units, worksurface with inset stainless steel sink unit and space for electric cooker. Door leads back into hallway.

Sliding door leads to;

### UTILITY / BOOT ROOM

Spacious room with storage cupboards, wall, base and drawer units with worksurface over and inset double stainless steel sink unit, space for fridge/freezer and vinyl floor throughout. Space for washing machine and dishwasher.

Part glazed door leads to the rear garden and door leads into the garage.

### SEPARATE WC

Comprises low level WC with vinyl floor.

### STAIRS TO LANDING

Stairs rising to landing with loft hatch, electric heater, door to airing cupboard with hot water tank, small cupboard over the stairs and fitted carpet.

### BATHROOM

Coloured suite comprising bath, low level WC, vanity unit wash hand basin with mirror cabinet, separate shower cubicle, wall mounted heater, extractor fan and vinyl floor.

### BEDROOM TWO

Double with fitted wardrobes, bedside tables, chest of drawers and vanity unit wash hand basin with mirror over, electric heater, television point, fitted carpets, blinds and curtains.

### MASTER BEDROOM

Good sized double with built in wardrobes, electric heater, television point, fitted carpets, blinds and curtains.

### BEDROOM THREE

Single with fitted carpet, blinds and curtains.

### OUTSIDE

To the front of the property there is a private drive with parking. The garden to the front is laid mainly to lawn with flowered bed borders. Pathway leads around to the side of the house with pedestrian gate to the rear.

The enclosed rear garden benefits from patio seating area, garden which is laid to lawn with small shrub bed and garden shed.

The attached garage has electric door with power and light.



## SERVICES

Electric - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Heating - Night storage heaters  
Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.8 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Local Authority: Council Tax Band E

## SITUATION

The property is situated on the edge of the popular village of Newton Poppleford providing a good range of local shops and services, and local primary school. The coastal town of Sidmouth is a 5 minutes drive away, the A3052 with the Cathedral City of Exeter approximately 10 minutes drive to the west providing extensive range of shops and services, and M5 Junction.

## DIRECTIONS

From Sidmouth on the A3052 head into Newton Poppleford, go through the village and at the round about take the first left signposted Budleigh Salterton, Bicton Park. After approx 100 yards take the 1st right signposted Littledown Lane. Take the next right into Little Down Orchard and No. 9 can be found at the end of the road on the right hand side.

## LETTINGS

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT £1.100 per calendar month exclusive of all charges.

DEPOSIT £1,269 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 are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets. A Older 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.



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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			
England & Wales		79	49
EU Directive 2002/91/EC			