



The Coach House Offwell, Honiton, Devon EX14 9SA

Beautifully presented mid-terraced cottage in sought-after village location.

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

- Un/Part Furnished • Sitting Room • Kitchen/Diner • Two Double Ensuite Bedrooms • Garden/Parking • Suit Working Professional(s) • 12 months plus • Deposit: £980 • Council Tax Band: B • Tenant Fees Apply

£850 Per Calendar Month

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



ACCOMMODATION INCLUDES

Solid door from front leads to;

SITTING ROOM

With glazed door to the rear courtyard, open fire, radiator, wood floor with large hessian rug, sofas, arm chair, coffee tables, television and unit.

Doors to kitchen and bedroom 2.

KITCHEN/DINER

Range of cream fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, electric hob with extractor over, slimline dishwasher, washer/dryer, fridge freezer, wood effect floor, radiator, table and chairs.

Door to;

BEDROOM ONE

With double bed, side tables, large mirror, double wardrobe, radiator and fitted carpet.

Sliding door leads through to;

ENSUITE

White suite comprising bath with mixer tap shower spray, shower screen, pedestal wash hand basin, mirror cabinet, shaver light and socket, low level WC, heated towel rail, extractor fan and vinyl floor.

BEDROOM TWO

Double bedroom with twin beds, side table, built in wardrobe/cupboard, radiator and fitted carpet.

Door to;

ENSUITE

White suite comprising corner shower cubicle, low level WC, pedestal wash hand basin with mirror, shaver light and socket, mirror cabinet, heated towel rail, extractor fan and vinyl floor.

OUTSIDE

To the front of the property is a small area of lawn with gravel pathway and mature shrubs. Steps down lead to front door and further gravel area with bin store.

To the rear is a cobbled courtyard enclosed and divided by flower planters, table and chairs.

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

SERVICES

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

Mains water, drainage and biomass heating: the bills are split between the 3 cottages and are payable directly to the landlords.

Council Tax Band: B



SITUATION

The Coach House 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 and social club. The popular 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 right is a gravel drive to gravel parking area for The Coach House.

LETTINGS

The property is available to rent un or part furnished for a period of 12 months plus on a renewable Assured Shorthold Tenancy and is available from Early September. RENT: £850 per calendar month exclusive of all charges DEPOSIT: £980 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 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.





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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	72	75
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	