



3 School House , Gittisham, Honiton, Devon EX14 3AH

A newly decorated Grade II Listed stone cottage in the heart of this sought after village location.

Honiton 3 miles; Sidmouth 7 miles; Exeter 18 miles;

- Sitting / Dining Room
- Kitchen / Utility Area
- Two Double Bedrooms
- Cottage Garden
- Available Immediately
- Suit Professional(s)
- 12 months plus
- Deposit: £865
- Council Tax Band:
- Tenant Fees Apply

£750 Per Calendar Month

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ACCOMMODATION TO INCLUDE

Part glazed door leads into;

HALLWAY

With stairs rising, coat hooks, radiator and newly fitted carpet.

Doors into;

SITTING / DINING ROOM 15'7" x 12'0" (8'10")

Dual aspect room, tiled fireplace with inset woodburning stove, television points, door to storage cupboard, radiator and newly fitted carpet.

KITCHEN

Comprises of newly fitted modern wall, base and drawer units, worksurface with inset stainless steel sink unit, space for electric cooker and fridge freezer, vinyl floor.

Door into rear hallway which leads into;

UTILITY / BOOT ROOM

With part glazed stable door to the front, plumbing for washing machine, shelving and concrete floor.

STAIRS TO LANDING

Stairs lead to landing with newly fitted carpet, radiator and loft hatch (this does not form part of the tenancy).

BEDROOM ONE 15'6" x 8'9"

Double with television aerial, radiator and newly fitted carpet.

SHOWER ROOM

White suite comprising large shower with shower curtain, low level WC, wash hand basin, wall mounted cabinet, heated towel rail, door to airing cupboard, and newly fitted vinyl floor.

BEDROOM TWO 14'0" x 7'1"

Double with radiator and newly fitted carpet.

OUTSIDE

The cottage is access via a shared pathway. The garden is situated next to the cottage and consists of a small concrete seating area, pathway to garden with mature trees, shrubs and plants and garden shed. There is parking available on a first come basis in the area adjacent to the church.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: B
EPC Band: Exempt

SITUATION

3 School House is situated in the centre of the highly sought after village of Gittisham, offering a tranquil characterful location. Nearby is the historic market town of Honiton, which is well served by shops, schools, restaurants and public houses, together with a Tesco

store, train station and sports centre with swimming pool.

The A30 which bypasses Honiton provides good access to the M5 Motorway and the Cathedral City of Exeter.

DIRECTIONS

From Honiton heading in a westerly direction, just before joining the A30 turn left into the Heathpark Industrial Estate. At the T-junction turn right following the signs to Weston, at the next T-junction turn right and just before going over the A30 turn left signposted Gittisham. Follow the lane into the village and at the T-junction turn right, at the village green parking can be found on the left hand side adjacent to the Church.

The property is situated a short walk along the adjacent lane, the property can be found on the left handside and is accessed via a shared gate and pathway to the front of the cottage.

LETTING

The property is available to rent for a period of 12 months on a renewable Assured Shorthold tenancy, unfurnished and is available immediately. RENT: £750 per calendar month, exclusive of all other charges. Where the let permits a pet the rent would be increased by £25pcm. DEPOSIT: £865 returnable at 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. A Child Considered. Would suit professional(s). Viewings 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		EU Directive 2002/91/EC	



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